LOTS 4 & 5
IN OR 860/547
AMELIA ISLAND INDUSTRIAL PARK

DAHL MARIANN/DAHL CURTIS S
95054 OCEAN CLUB CT #619
FERNANDINA BEACH, FL 32034

2025

00-00-31-1015-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1070.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3955 AMELIA ISLAND PKWY, FERNANDINA BEACH

BLD DATE	06/28/2021	KK	LGL DATE		
XF DATE	02/03/2022	KK	LAND DATE	04/23/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,579
TOTAL LAND VALUE - MARKET	666,450
TOTAL MARKET VALUE	672,029
SOH/AGL Deduction	300,426
ASSESSED VALUE	371,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,603
TOTAL JUST VALUE	672,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110059	REMODEL	1,800	01/12/2011
20110061	NEW CONSTR	900	01/12/2011
20110056	REMODEL	1,500	01/12/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0860/0547	12/23/1998	WD	Q	I		325,000
GRANTOR: MOCK-CRIDER LAND COMP						
GRANTEE: DAHL MARIANN & CURT						
0778/1513	12/06/1996	WD	Q	I		270,000
GRANTOR: D'ANNA FRANK						
GRANTEE: MOCK-CRIDER LAND CO						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,636.00	SF	4.00	4.00	100	1987	1987	3	49.5	5,219	
2	1242	WD DECK A	0	0	30	6	180.00	SF	10.00	10.00	100	1987	1987	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 5,579

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001001	C	V CM/XFOBT	0	0003	I-1	0.00	0.00	44,430.00	SF		1.00	1.00	1.00	15.00	15.00	666,450							

REVIEW DATE 02/03/2022 BY KK Total Acres: 0.00 Total Land Value: 666,450 Market: 0 Agricultural: 0 Common: 666,450 PRINTED 07/30/2025 BY SYS