LOT 7
AMELIA LIGHTHOUSE RESERVATION
PBK 2/24

THE JONES COMPANY
PO BOX 2266
WAYCROSS, GA 31502

2025

00-00-31-1020-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

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

S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	210,924
TOTAL MARKET VALUE	210,924
SOH/AGL Deduction	43,794
ASSESSED VALUE	167,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,130
TOTAL JUST VALUE	210,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010443	DEMOLITION	4,000	03/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2064/1780	8/12/2016	WD	U	I	11	100
GRANTOR: SSI PROPERTIES INC						
GRANTEE: THE JONES COMPANY						
2037/0590	3/29/2016	WD	U	V	12	600,000
GRANTOR: ALMA EXCHANGE BANK &						
GRANTEE: SSI PROPERTIES INC						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		C-1	50.00	100.00	5,022.00	SF		1.00	1.00	1.00	42.00	42.00	210,924							

REVIEW DATE 12/28/2021 BY KK Total Acres: 0.00 Total Land Value: 210,924 Market: 0 Agricultural: 0 Common: 210,924 PRINTED 07/30/2025 BY SYS