LOTS 16 & 17 IN OR 1909/1822
AMELIA LIGHTHOUSE RESERVATION
SUB PBK 2/24

DUNLOP HOSPITALITY INVESTMENTS LLC
98 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1020-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

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

46 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	2,094,750
TOTAL MARKET VALUE	2,094,750
SOH/AGL Deduction	941,771
ASSESSED VALUE	1,152,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,152,979
TOTAL JUST VALUE	2,094,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,955,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004309	XFOB	1,000	11/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1909/1822	3/28/2014	SW	U	I	12	575,000
GRANTOR: CNLBANK						
GRANTEE: DUNLOP HOSPITALITY						
1756/1687	9/23/2011	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CNLBANK						

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	105.00	266.00	27,930.00	SF		1.00	1.00	1.00	75.00	75.00	2,094,750							

REVIEW DATE 03/12/2025 BY DC Total Acres: 0.00 Total Land Value: 2,094,750 Market: 0 Agricultural: 0 Common: 2,094,750 PRINTED 07/30/2025 BY SYS