LOT 26
AMELIA LIGHTHOUSE RESERVATION
PB 2/24

SASS PAMELA L/E &/C.O. JONES MGMT LLC
C.O. JONES MGMT LLC, 144 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1020-0026-0000

BUILDING CHARACTERISTICS

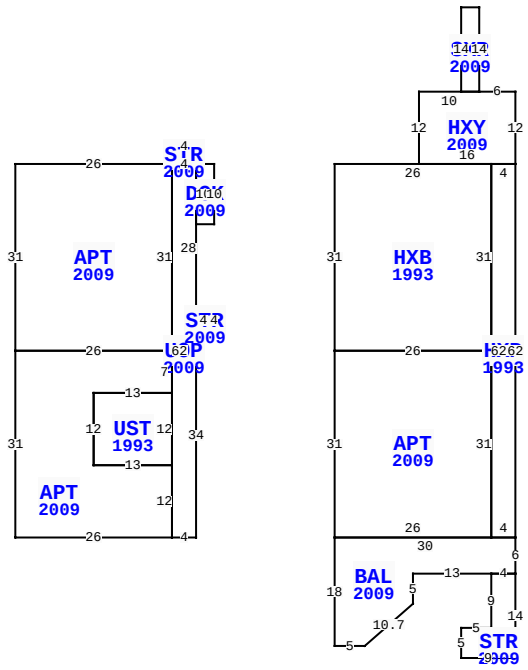
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	650	100	2009	650	75,658
APT	806	100	2009	806	93,816
APT	806	100	2009	806	93,816
BAL	308	15	2009	46	5,354
DCK	30	10	2009	3	349
HXB	806	100	1993	806	93,816
HXP	248	30	1993	74	8,614
HXY	192	15	2009	29	3,375
STR	12	10	2009	1	117
STR	12	10	2009	1	117
TOTALS	4,397			3,354	390,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	3,354	107.7320	135.74	455,272	1956	1995	0	0	0	14.25	85.75

1 QUAD PLEX – 27.09% - 1998 Heated Area: 3068 HX Base Yr 1998



** This building has 14 Sub-Areas

144 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/24/2015	KK	LGL DATE		
XF DATE			LAND DATE	05/07/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		390,396
TOTAL MARKET OB/XF VALUE		547
TOTAL LAND VALUE - MARKET		798,000
TOTAL MARKET VALUE		1,188,943
SOH/AGL Deduction		399,306
ASSESSED VALUE		789,637
TOTAL EXEMPTION VALUE	HA HAB WX	55,722
BASE TAXABLE VALUE		733,915
TOTAL JUST VALUE		1,188,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,067,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222429	RMDL FRONT UNIT	59,193	08/09/2022
20091021	REPAIR/RRF	12,500	07/31/2009
20090544	ELEC OTHER	1,800	05/04/2009
20090536	H/AC	3,000	04/29/2009
9130	REPAIR/RRF	1,800	06/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1253	9/12/2022	LE	U	I	11	100
GRANTOR: SASS MICHAEL J & PAME						
GRANTEE: ANTHONY MEGAN GENE						
2260/1602	3/11/2019	QC	U	I	11	100
GRANTOR: FISHER GENE D & JANET						
GRANTEE: C.O. JONES MANAGEME						

BUILDING NOTES

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	0810	CONCRETE A	0	50	6	30	180.00	SF	6.50	6.50	100	1956	1956	3	20	234	
2	0810	CONCRETE A	0	50	0	0	148.00	SF	6.50	6.50	100	1981	1981	3	32.5	313	

BUILDING DIMENSIONS

DCK=[YR=2009] W3 STR=[YR=2009] N3W4S3E4$ UOP=[YR=2009] W4
APT=[YR=2009] W26 S31 APT=[YR=2009] S31 E26 N12 UST=[YR=1993]
N12W13S12E13$ W13N12E13N7W26$ E26N31$S62E4N34 STR=[YR=2009]
E3N4W3 S4$ N28$S10E3N10$ PTR=E20 HXB=[YR=1993]
S31APT=[YR=2009] S31BAL=[YR=2009] S18E5 U7 R8 N5E13
STR=[YR=2009] S9W5 S5E9N14W4$E4N6 HXP=[YR=1993] N62
HXY=[YR=2009] N12W6 SXR=[YR=2009] N14W3S14
E3$W10S12E16$W4S62E4$W30$E26 N31W26$ E26N31W26$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 547

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	000800	C	MULTI-FAMILY	50	0006	R-3	42.00	266.00	42.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	798,000							

REVIEW DATE 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 798,000 Market: 0 Agricultural: 0 Common: 798,000 PRINTED 07/30/2025 BY SYS