LOT 52 & 53
AMELIA LIGHTHOUSE
RESERVATION PB 2/24

ORGAM LLC
7757 WILDWOOD WAY
JACKSONVILLE, FL 32256

2025

00-00-31-1020-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	07	NONE 50
Interior Floo	12	HARDWOOD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

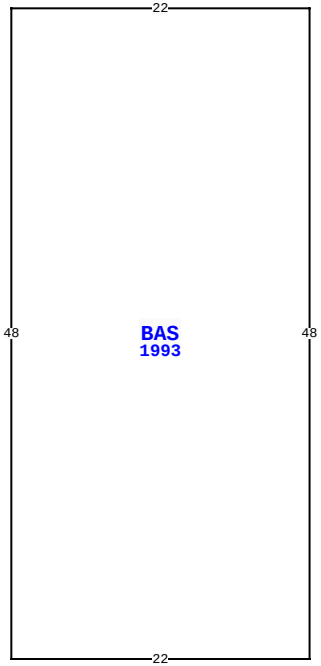
DOR CODE	4900	OPEN STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	5,688
TOTALS	1,056			1,056	5,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	1,056	58.8525	26.93	28,438	1959	1980	0	0	0	80.00	20.00

1 STOR WAREH – 0% - 2024 Heated Area: 1056 HX Base Yr



59 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/20/2019	KK	LGL DATE	
XF DATE	03/20/2019	KK	LAND DATE	03/12/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	5,688
TOTAL MARKET OB/XF VALUE	1,114
TOTAL LAND VALUE - MARKET	1,165,840
TOTAL MARKET VALUE	1,172,642
SOH/AGL Deduction	0
ASSESSED VALUE	1,172,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,172,642
TOTAL JUST VALUE	1,172,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,172,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071327	ELEC OTHER	800	07/17/2007
20010145	REMODEL	8,000	01/31/2001
2004509	DEMOLITION	2,000	12/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/531	4/03/2023	WD	Q	I	05	2,750,000
GRANTOR: AMELIA ISLAND BEACH R						
GRANTEE: ORGAM LLC						
2551/0950	3/31/2022	WD	Q	I	05	1,400,000
GRANTOR: LODGING RESOURCES INC						
GRANTEE: AMELIA ISLAND BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S48 E22 N48 $.

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	0	31	4	124.00	SF	6.50	6.50	100	1980	1980	3	30	242	
2	0441	STK FNC 4'	0	0	0	0	47.00	LF	4.88	4.88	100	2001	2001	3	20	46	
3	0819	CONC 12"	0	0	16	6	96.00	SF	4.75	4.75	100	1959	1959	3	20	91	
4	0819	CONC 12"	0	0	16	4	64.00	SF	4.75	4.75	100	1959	1959	3	20	61	
5	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
6	0680	POLE SHED	0	0	12	6	72.00	SF	10.00	10.00	100	2000	2000	3	27	194	

LAND DESCRIPTION

TOTAL OB/XF 1,114

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	004900	C	OPEN STRGE	0		C-1	100.00	291.00	29,146.00	SF		1.00	1.00	1.00	40.00	40.00	1,165,840							

REVIEW DATE 03/20/2019 BY KK Total Acres: 0.00 Total Land Value: 1,165,840 Market: 0 Agricultural: 0 Common: 1,165,840 PRINTED 07/30/2025 BY SYS