

COMMON HB 1721
 PRIVATE LANE BLK 12
 AMELIA PARK PHASE 1 UNIT 4

AMELIA PARK NEIGHBORHOOD ASSOCIATION INC
 C/O FIRST COAST ASSN MGMT, 11555 CENTRAL PKWY STE 801
 JACKSONVILLE, FL 32224

2025

00-00-31-102P-0012-0PL0


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100									
DOR CODE 0005 COMMON S/D LANDS										MAP NUM MKT AREA 01										NEIGHBORHOOD/LOC 1031.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										CARNATION ST, FERNANDINA BEACH										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
EXTRA FEATURES										BUILDING NOTES										BUILDING DIMENSIONS											
L N	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																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000005	C	COMMON S/D L	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100														
REVIEW DATE 01/14/2021 BY TWA										Total Acres: 0.00 Total Land Value: 100										Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS											