UNIT 102
IN OR 1910/1514
1405 AMELIA PARK TOWN CENTER

THE ALEX HOLDINGS LAND TRUST/CAMCAM MANAGEMENT LLC
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-102T-0102-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE
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	918			918	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1632200		918				2001	2001	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1405 PARK AV 102, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	190,026
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	190,026
SOH/AGL Deduction	14,079
ASSESSED VALUE	175,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,947
TOTAL JUST VALUE	190,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034348	REMODEL	2,000	12/23/2003
20034330	REMODEL	28,000	12/18/2003
20011547	NEW CONSTR	10,000	07/10/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1910/1514	4/02/2014	WD	U	I	12	111,500
GRANTOR: CBC NATIONAL BANK						
GRANTEE: CAMCAM MANAGEMENT L						
1621/0729	5/15/2009	WD	U	I	12	142,700
GRANTOR: WEEKS VENTURE INC						
GRANTEE: CBC NATIONAL BANK						

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS