

BLDG 5 UNIT 101
 AMELIA WOODS BEACH &
 RACQUET CLUB IN OR 240/639

VASAS GEORGE JOSEPH/DEMCHAK MARY MARGARET
 2700 MIZELL AV #501-A
 FERNANDINA BEACH, FL 32034

2025

00-00-31-1035-0005-0101

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	1035000
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump	TYPICAL	TYPICAL 100	
Desirability	BLDG 5	BLDG 5 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
1 CONDO - 16.66% - 2024			
HX Base Yr 2024			
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1085.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
			TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS	1,072		1,072

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		1,072				1974	1974	100	100	0		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			286,335
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			286,335
SOH/AGL Deduction			0
ASSESSED VALUE			286,335
TOTAL EXEMPTION VALUE	HA HAB	25,000	
BASE TAXABLE VALUE			261,335
TOTAL JUST VALUE			286,335
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1932	5/23/2023	FJ U	I	I	11	0
GRANTOR: VASAS MARY S EST						
GRANTEE: ELLIOTT THERESA MAR						
0984/1724	5/07/2001	WD Q	I			78,900
GRANTOR: GALL JOHN L & MARGARE						
GRANTEE: VASAS MARY S						

EXTRA FEATURES																
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
2700 MIZELL AV 501A, FERNANDINA BEACH													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	
													INC DATE		AG DATE	
													TOTAL OB/XF	0		

BUILDING NOTES																

BUILDING DIMENSIONS																

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	