BLDG 5 UNIT 202
AMELIA WOODS BEACH &
RACQUET CLUB IN OR 240/639

TOMES MARK S FAMILY TRUST/TOMES MARK S TRUSTEE
2700 MIZELL AV #502B
FERNANDINA BEACH, FL 32034

2025

00-00-31-1035-0005-0202

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	BLDG 5	BLDG 5 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		3 100
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	1,366			1,366	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1035000		1,366				1974	1974	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

2700 MIZELL AV 502B, 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		295,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		295,900
SOH/AGL Deduction		1,150
ASSESSED VALUE		294,750
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		239,028
TOTAL JUST VALUE		295,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122226	H/AC	2,500	10/31/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/1953	2/18/2021	WD	Q	I	01	275,000
GRANTOR: HARRIS MICHAEL RALPH						
GRANTEE: TOMES MARK S FAMILY						
2029/0866	2/18/2016	WD	Q	I	01	130,000
GRANTOR: TOIVONEN ARTHUR W						
GRANTEE: HARRIS MICHAEL RALP						

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