

BLDG 7 UNIT 104  
 AMELIA WOODS BEACH &  
 RACQUET CLUB IN OR 240/639

MILLER STEVEN S & JODY L  
 85172 SAGAPONACK DR  
 FERNANDINA BEACH, FL 32034

**2025**

00-00-31-1035-0007-0104

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		1 100	1035000		1,360				1974	1974	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr												
Location	CORNER	CORNER 100													
View Lump	TYPICAL	TYPICAL 100													
Desirability	BLDG 7	BLDG 7 100													
Balcony	FOP/PATIO	FOP/PATIO 100													
Parking	OPEN	OPEN 100													
Bedrooms		2 100													
Bathrooms		2.5 100													
Oth Rooms		4 100													
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			1,360		1,360										

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2	
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		3,080				
ASSESSED VALUE		292,820				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		292,820				
TOTAL JUST VALUE		295,900				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		293,000				
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2354/0073	3/19/2020	WD	Q	I	01	230,000
GRANTOR: SOLESBEE KANDY P						
GRANTEE: MILLER STEVEN S & J						
2095/1308	1/20/2017	WD	Q	I	01	157,500
GRANTOR: REINHARDT DAVID P & H						
GRANTEE: SOLESBEE JOHN A & K						
BUILDING NOTES						
BUILDING DIMENSIONS						

EXTRA FEATURES										TOTAL OB/XF									
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 704, FERNANDINA BEACH										0									