

BLDG 8 UNIT 103
 AMELIA WOODS BEACH &
 RACQUET CLUB IN OR 240/639

RYAN JOHNNY M JR & CONNIE S REVOCABLE TRUST/RYAN J
 2700 MIZELL AV #803
 FERNANDINA BEACH, FL 32034

2025

00-00-31-1035-0008-0103

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	
Floor		1 100	1035000		1,360				1974	1974	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 100% - 2020											HX Base Yr	
Recreation	TENNIS CT	TENNIS CT 100													
Location	CORNER	CORNER 100													
View Lump	TYPICAL	TYPICAL 100													
Desirability	BLDG 8	BLDG 8 100													
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											

VALUATION SUMMARY		STANDARD
VALUATION BY		
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		82,690
ASSESSED VALUE		213,210
TOTAL EXEMPTION VALUE	13	213,210
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		295,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140708	REPAIR/RRF	8,500	04/11/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/88	4/25/2025	WD U		I	11	100
GRANTOR: RYAN JOHNNY M JR & CO						
GRANTEE: RYAN JOHNNY M JR &						
2224/1113	9/19/2018	WD Q		I	01	225,000
GRANTOR: MILLER ROGER						
GRANTEE: RYAN JOHNNY M JR &						

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 803, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								