PT LOTS 17,18,19 & ABND R/W'S
IN OR 2160/770
IN OR 507/405 BEING ONLY PT

AMELIA BLUFF LLC
4339 ROOSEVELT BLVD
JACKSONVILLE, FL 32210

2025

00-00-31-1180-0017-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

CITRONA & HICKORY ST DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,462
TOTAL MARKET VALUE	37,462
SOH/AGL Deduction	337
ASSESSED VALUE	37,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,125
TOTAL JUST VALUE	37,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2160/0770	11/29/2017	WD	U	V	18	1,625,000
GRANTOR: SCHOOL BOARD OF NASSA						
GRANTEE: AMELIA BLUFF LLC						
0507/0405	12/23/1986	WD	Q	V	03	100
GRANTOR: SBOF PRTNSHP						
GRANTEE: SCHOOL BOARD OF NAS						

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
1	000100	C	RES	0		R-1	0.00	0.00	0.27	AC		1.00	1.00	0.75	185,000.00	138,750.00	37,462							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.27 Total Land Value: 37,462 Market: 0 Agricultural: 0 Common: 37,462 PRINTED 07/30/2025 BY SYS