

BLOCK 5 LOT 6
IN OR 1711/625
INTERLACHEN-BY-THE-SEA PB 5/21

1340 LLC
5161 FIRST COAST HWY
AMELIA ISLAND, FL 32034

2025

00-00-31-1400-0005-0060



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	11
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	07
Stories	1.5
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	48	15	2011	7	949
BAL	694	15	2011	104	14,099
BAS	1,528	100	1993	1,528	207,149
FCP	552	25	2011	138	18,708
FOP	10	30	1993	3	406
STR	40	10	2011	4	542
STR	90	10	2011	9	1,220
UST	343	45	2011	154	20,877
TOTALS	3,305			1,947	263,953

EXTRA FEATURES	
L N	OB/XF CODE
2	0416
3	0820
4	0855

LAND DESCRIPTION	
L N	USE CODE
1	000120

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,947	113.4840	149.80	291,661	1977	2005	0	0	9.50	90.50
1 SNGL FAM - 0% - 0											
Heated Area: 1528											
HX Base Yr											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/24/2025											
MLU											

ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
15.00	15.00	100	2011	2011	3	45	2,552	
11.75	11.75	100	1984	1984	3	40	1,278	
10.00	10.00	100	2025	2024	100		13,440	

TOTAL OB/XF	
17,270	

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	263,953
TOTAL MARKET OB/XF VALUE	17,270
TOTAL LAND VALUE - MARKET	1,900,000
TOTAL MARKET VALUE	2,181,223
SOH/AGL Deduction	908,636
ASSESSED VALUE	1,272,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,272,587
TOTAL JUST VALUE	2,181,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,858,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0118	DRIVE PAVE		04/04/2024
20112163	ELEC OTHER	950	12/05/2011
20112088	REPAIR/RRF	1,980	11/18/2011
20112048	H/AC	8,550	11/15/2011
20110067	REMODEL	35,000	01/10/2011
20070339	REPAIR/RRF	9,900	02/22/2007

SALES DATA	
OFF RECORD Number	DATE
1711/0625	11/23/2010
GRANTOR: WILLIAM HAROLD E & MA	
GRANTEE: 1340 LLC	
1188/1068	11/14/2003
GRANTOR: WILLIAMS HAROLD E & M	
GRANTEE: WILLIAMS HAROLD & M	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAL=[YR=2011] W14	STR=[YR=2011] N4W10 S4 E10\$W29 S6 W8S4 W8S8
BAS=[YR=1993] S22 E25	STR=[YR=2011] S9E10N5 BAL=[YR=2011] E12N4 W7 FOP=[YR=1993] N2W5 S2E5\$ W5 S4\$ N4W10\$ E10N2E5S2 E19N 32 W24 S10W35\$ E35N10E24 N8\$ PTR= S70 UST=[YR=2011] W27S10W8 S11E11 FCP=[YR=2011] S10E24N23W24S13 \$ N13 E24N8\$ N70\$.