

BLUE HEAVEN AMELIA LLC
205 LEONARD AVENUE
NASHVILLE, TN 37205

2025



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 50

Exterior Wall

17

CB STUCCO 50

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

12

HARDWOOD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

03

MASONRY 100

Stories

2.

2. 100

Units

0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1051.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

650

100

1993

650

107,624

DCK

324

10

1995

32

5,298

FGR

600

55

1993

330

54,640

FOP

232

30

1995

70

11,590

FUS

1,404

100

1993

1,404

232,468

UOP

280

20

1995

56

9,272

TOTALS

3,490

2,542

420,893

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

1

0810

CONCRETE A

0

0

45

18

810.00

SF

6.50

6.50

100

1980

1980

3

30

1,580

2

0416

DUNEWALKS

0

0

84

4

336.00

SF

15.00

15.00

100

1998

1998

3

20

1,008

3

1242

WD DECK A

0

0

53

4

212.00

SF

10.00

10.00

100

1995

1995

3

20

424

4

0504

FP-ELECTRI

0

0

0

0

1.00

UT

2,000.00

2,000.00

100

1960

1960

3

21

420

LAND DESCRIPTION

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

1

000120

C

RES OCEAN

0

00006

R-1

75.00

150.00

75.00

FF

1.00

1.00

1.00

19,000.00

19,000.00

1,425,000

REVIEW DATE

10/30/2019

BY

DJA

Total Acres: 0.00

Total Land Value: 1,425,000

Market: 0

Agricultural: 0

Common: 1,425,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

01

2,542

117.7440

186.04

472,914

1960

2002

0

0

11.00

89.00

1 SFR CUST - 0% - 2023

Heated Area: 2054

HX Base Yr

BLD DATE

03/24/2014

KK

LGL DATE

05/07/2025

MLU

XF DATE

INC DATE

LAND DATE

AG DATE

1408 S FLETCHER AVE, FERNANDINA BEACH

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

420,893

TOTAL MARKET OB/XF VALUE

3,432

TOTAL LAND VALUE - MARKET

1,425,000

TOTAL MARKET VALUE

1,849,325

SOH/AGL Deduction

42,125

ASSESSED VALUE

1,807,200

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

1,807,200

TOTAL JUST VALUE

1,849,325

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,642,909

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2566/1385

5/31/2022

WD

Q

I

01

2,125,000

GRANTOR: MIZELL M CORBITT

GRANTEE: BLUE HEAVEN AMELIA

0493/0597

7/01/1986

WD

Q

I

147,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=1995] N10 W28 S10 FGR=[YR=1993] S25 E24 N25 W24 \$ E28 \$W4 S25 E26 N25 \$ PTR= N20 FUS=[YR=1993] N27 W19 DCK=[YR=1995] N15W38 S14E4N9E1S2 FOP=[YR=1995] S8E29N8W29 \$E29 S8E4\$W33 S27 E52\$ S20\$.