PT OF OUTLOT 228 (S-4)
IN OR 2405/79
OUT LOTS

BASILE FRANK PAUL & SHANNON M
1826 AMELIA AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0228-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	277,200
TOTAL MARKET VALUE	277,200
SOH/AGL Deduction	103,265
ASSESSED VALUE	173,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,935
TOTAL JUST VALUE	277,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222355	NEW CONSTR	131,851	10/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0079	10/09/2020	WD	Q	V	01	150,000
GRANTOR: CASERTA JAMES C & MAR						
GRANTEE: BASILE FRANK PAUL &						
1198/0624	12/30/2003	WD	Q	I	01	56,200
GRANTOR: CASERTA CHRISTOPHER A						
GRANTEE: CASERTA JAMES C & M						

1826 AMELIA AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

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	99.00	85.00	99.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	277,200							

REVIEW DATE 05/01/2024 BY HS Total Acres: 0.00 Total Land Value: 277,200 Market: 0 Agricultural: 0 Common: 277,200 PRINTED 07/30/2025 BY SYS