

AMELIA ISLAND DEVELOPMENT COMPANY INC
1303 NORTH BAYSHORE DRIVE
SAFETY HARBOR, FL 34695

00-00-31-1680-0012-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND											
Exterior Wall	16	WD FR STUC 60								0500	12	6,277	215.3935	340.32	2,136,189	1998	2005	0	0	0	9.50	90.50										
Exterior Wall	17	CB STUCCO 40								1 SFR CUST - 0% - 2024										Heated Area: 5484 HX Base Yr												
Roof Structur	03	GABLE/HIP 100																		VALUATION BY STANDARD												
Roof Cover	03	COMP SHNGL 100																		Tax Group: 2 Tax Dist:												
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE 1,933,251												
Interior Floo	11	CLAY TILE 50																		TOTAL MARKET OB/XF VALUE 68,279												
Interior Floo	12	HARDWOOD 50																		TOTAL LAND VALUE - MARKET 562,500												
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE 2,564,030												
Heating Type	04	AIR DUCTED 100								SOH/AGL Deduction 1,052,858																						
Bedrooms		4 100								ASSESSED VALUE 1,511,172																						
Bathrooms		3 100								TOTAL EXEMPTION VALUE 0																						
Frame Stories Units	02	WOOD FRAME 100								BASE TAXABLE VALUE 1,511,172																						
BUD8 Adjustme Occupancy	02	DIST FB 100								TOTAL JUST VALUE 2,564,030																						
	00	NONE 100								NCON VALUE 0																						
										INCOME VALUE																						
										PREVIOUS YEAR MKT VALUE 1,373,793																						
Quality	06	Quality Level 06																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA 01																														
NEIGHBORHOOD/LOC	1059.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	117	100	1998	117	36,034																											
BAS	1,160	100	1998	1,160	357,268																											
DCK	67	10	2004	7	2,156																											
DCK	320	10	2004	32	9,855																											
FGR	923	55	1998	508	156,459																											
FOP	15	30	1998	4	1,232																											
FOP	120	30	1998	36	11,088																											
FOP	150	30	1998	45	13,859																											
FOP	320	30	2004	96	29,567																											
FUS	760	100	1998	760	234,072																											
TOTALS	7,720			6,277	1,933,251																											
EXTRA FEATURES										3523 S FLETCHER AVE, FERNANDINA BEACH										05/07/2025 MLU												
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	0811	CONCRETE B	0	0	0	0	640.00	SF 5.20	5.20	100	2003	2003	3	82	2,729																	
2	0861	POOL GUNIT	0	0	37	15	555.00	SF 85.00	85.00	100	2003	2003	3	29	13,681																	
3	0845	KOOL DECK	0	0	0	0	703.00	SF 7.25	7.25	100	2003	2003	3	82	4,179																	
4	1123	CB 8"	0	0	0	0	257.00	SF 6.15	6.15	100	2003	2003	3	82	1,296																	
5	1126	CB/STC 8"	0	0	0	0	256.00	SF 8.00	8.00	100	2003	2003	3	82	1,679																	
6	0463	FENCE GATE	0	0	0	0	2.00	UT 300.00	300.00	100	2003	2003	3	58	348																	
7	0940	SHEDS/PORT	0	0	11	11	121.00	SF 30.00	30.00	100	2003	2003	3	20	726																	
8	0410	ELEVATOR	0	0	0	0	1.00	UT 10,000.00	10,000.00	100	2003	2003	3	100	10,000																	
9	0911	SCRN RM A	0	0	50	32	1,600.00	SF 17.50	17.50	100	2007	2007	3	27	7,560																	
10	0855	CONC PAVER	0	0	0	0	3,000.00	SF 10.00	10.00	100	2006	2006	3	86	25,800																	
LAND DESCRIPTION										TOTAL OB/XF 67,998																						
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	000100	C	RES	0		R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500															
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