LOTS 35,36 & PT OF LOT 34 IN
OR 1718/1382 & PT OF ABND
WEST FRONT ST IN OR 1743/481

AMELIA ISLAND DEVELOPMENT COMPANY INC
1303 N BAYSHORE DR
SAFETY HARBOR, FL 34695

2025

00-00-31-1760-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

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

251 S FRONT ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 DC
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	158,263
TOTAL MARKET VALUE	158,263
SOH/AGL Deduction	0
ASSESSED VALUE	158,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,263
TOTAL JUST VALUE	158,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1743/0481	6/13/2011	QC	U	V	18	100
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: AMELIA ISLAND DEVEL						
1718/1382	12/30/2010	WD	U	V	11	100,000
GRANTOR: SYNOVUS BANK						
GRANTEE: AMELIA ISLAND DEVEL						

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	004030	C	INDUST WATER	0		IW	39.00	149.00	5,810.00	SF		1.00	1.00	0.25	55.00	13.75	79,888							
2	004000	C	VAC INDUSTIR	0		IW	112.00	56.00	6,270.00	SF		1.00	1.00	0.25	50.00	12.50	78,375							

REVIEW DATE 06/15/2021 BY KK Total Acres: 0.00 Total Land Value: 158,263 Market: 0 Agricultural: 0 Common: 158,263 PRINTED 07/30/2025 BY SYS