BLOCK 3 LOTS 1 THRU 8 33 & 34
CITY OF FDNA BEACH

THE CROSSINGS AT AMELIA LLC
960194 GATEWAY BLVD 101
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

111 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 DCA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	741,841
TOTAL MARKET VALUE	741,841
SOH/AGL Deduction	61,820
ASSESSED VALUE	680,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	680,021
TOTAL JUST VALUE	741,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	618,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182966	DEMOLITION	15,000	08/24/2018
20130704	ELEC OTHER	0	04/04/2013
B9323	XFOB	6,000	09/27/1995
7532	NEW CONSTR	6,504	02/17/1994
7531	NEW CONSTR	14,073	02/17/1993
7533	NEW CONSTR	6,161	02/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1251	8/02/2022	SW	Q	V	01	800,000
GRANTOR: HALL INVESTMENTS INC						
GRANTEE: THE CROSSINGS AT AM						
2110/1057	12/08/2012	MS	U	V	11	0
GRANTOR: FLORIDA PETROLEUM COR						
GRANTEE: HALL INVESTMENTS IN						

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	004000	C	VAC INDUSTIR	0	0006	I-1	200.00	125.00	24,728.04	SF		1.00	1.00	1.00	30.00	30.00	741,841							

REVIEW DATE 03/27/2025 BY DC Total Acres: 0.00 Total Land Value: 741,841 Market: 0 Agricultural: 0 Common: 741,841 PRINTED 07/30/2025 BY SYS