BLOCK 45 LOTS 1 2 & 7
CITY OF FDNA BEACH

AMELIA SV PROPERTIES LLC
5453 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0045-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

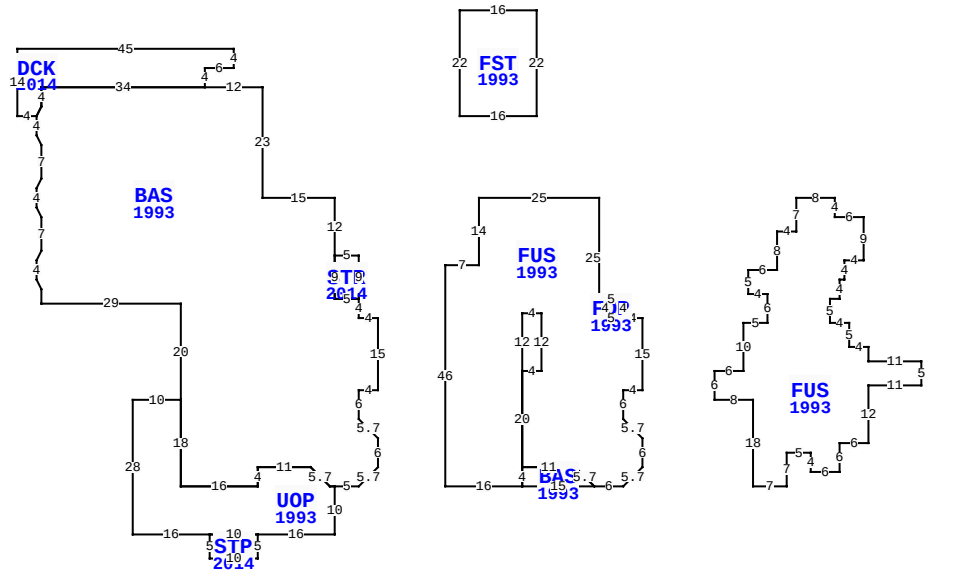
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	04	BUILT-UP 50
Interior Wall	03	PLASTER 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		12 100
Bathrooms		12.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		10 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	52	100	1993	52	9,194
BAS	3,877	100	1993	3,877	685,451
DCK	365	10	2014	36	6,365
FOP	20	30	1993	6	1,060
FST	352	55	1993	194	34,299
FUS	1,199	100	1993	1,199	211,983
FUS	1,997	100	1993	1,997	353,068
STP	50	10	2014	5	884
STR	45	10	2014	4	707
UOP	652	20	1993	130	22,984
TOTALS	8,609			7,500	1,325,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3902	01	7,500	117.6100	209.23	1,569,225	1905	1990	0	0	0	15.50	84.50

1 BED & BRKT – 0% - 0 Heated Area: 7125 HX Base Yr



BLD DATE	11/13/2024	KWA	LGL DATE		
XF DATE	11/13/2024	KWA	LAND DATE	04/15/2025	DC
INC DATE	04/25/2025	REA	AG DATE		

804 ATLANTIC AV, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		DIRECT_CAP
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,713,216
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,713,216
SOH/AGL Deduction		0
ASSESSED VALUE		1,713,216
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		1,713,216
TOTAL JUST VALUE		1,713,216
NCON VALUE		0
INCOME VALUE		1,713,216
PREVIOUS YEAR MKT VALUE		1,803,003

THIRD LEVEL OWNER'S APT (2BR/1BATH)
HOYT HOUSE BED & BREAKFAST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210215	SWIM POOL	7,055	08/13/2021
20200032	REPAIR/RRF	8,260	08/03/2020
20150406	ADDITION	6,900	02/24/2015
20141459	GAS	150	07/03/2014
20110125	SIGN	250	01/28/2011
20070207	REPAIR/RRF	5,400	02/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/558	2/14/2025	WD	Q	I	01	2,065,000
GRANTOR: TOJAM ENTERPRISES INC						
GRANTEE: AMELIA SV PROPERTIE						
2457/1451	4/28/2021	WD	Q	I	01	1,875,000
GRANTOR: ESCALANTE B & B INC						
GRANTEE: TOJAM ENTERPRISES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W15 N23 W12 W34 S4 D2L1 S4 D2R1 S7 D2L1 S4 D2R1 S7 D2L1 S4 D2R1 S3 E29 S20 S18 E16 N4 E11 D4R4 E1 E5 U4R4 N6 U4L4 N6 E4 N15 W4 N4 W5 N9 N12 $
FUS=[YR=1993;ORIG=30,0] S14 W7 S46 E16 N4 N20 N12 E4 S12 W4 S20 E11 D4R4 E6 U4R4 N6 U4L4 N6 E4 N15 W4 W5 N25 W25 $
FUS=[YR=1993;ORIG=87,60] N18 W8 N6 E6 N10 E5 N6 W4 N5 E6 N8 E4 N7 E8 S4 E6 S9 W4 S4 W1 S4 W2 S5 E4 S5 E4 S3 E11 S5 W11 S12 W6 S6 W6 N4 W5 S7 W7 $
UOP=[YR=1993;ORIG=-32,42] W10 S28 E16 E10 E16 N10 W1 U4L4 W11 S4 W16 N18 $
DCK=[YR=2014;ORIG=-27,-23] N4 E6 N4 W45 S14 E4 U2R1 N4 E34 $
FST=[YR=1993;ORIG=26,-17] N22 E16 S22 W16 $

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
1	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	1994	1994	3	40	130	
2	0966	FIRE SPRNK	0	0	0	0	7,125.00	SF	3.00	3.00	100	1993	1993	3	64	13,680	
3	0851	PATIO STON	0	0	6	64	384.00	SF	0.75	0.75	100	1980	1980	3	30	86	
4	0858	SCULP CONC	0	0	0	0	1,173.00	SF	13.00	13.00	100	1994	1994	3	89	13,572	
5	0858	SCULP CONC	0	0	0	0	623.00	SF	13.00	13.00	100	1994	1994	3	89	7,208	
6	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1994	1994	3	20	1,000	
8	0441	STK FNC 4'	0	0	0	0	259.00	LF	13.00	13.00	100	1994	1994	3	20	673	
10	0446	BOX FNC 6'	0	0	0	0	10.00	LF	20.00	20.00	100	2002	2002	3	20	40	
11	0861	POOL GUNIT	0	0	31	16	496.00	SF	85.00	85.00	100	2004	2004	3	32	13,491	
12	0855	CONC PAVER	0	0	0	0	1,896.00	SF	10.00	10.00	100	2004	2004	3	83	15,737	

TOTAL OB/XF 65,617

LAND DESCRIPTION

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	003910	C	HOTEL	0	0003	C-3	100.00	150.00	30,000.00	SF		1.00	1.00	0.70	60.00	42.00	1,260,000							

REVIEW DATE 11/13/2024 BY KWA Total Acres: 0.69 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		1,713,216
TOTAL JUST VALUE		1,713,216
NCON VALUE		0
INCOME VALUE		1,713,216
PREVIOUS YEAR MKT VALUE		1,803,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060832	DEMOLITION	0	04/24/2006
20053187	XFOB	1,000	12/15/2005
20053188	XFOB	1,000	12/15/2005
20041852	XFOB	3,000	10/13/2004
20041786	ELEC OTHER	1,000	10/05/2004
20041469	SWIM POOL	64,000	08/16/2004

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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13	0872	POOL HTR C	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	2004	2004	3	21	2,520	
14	0877	JACUZZI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	21	420	
15	0445	BOX FNC 5'	0	0	0	0	45.00	LF	8.10	8.10	100	2004	2004	3	21	77	
16	0446	BOX FNC 6'	0	0	0	0	233.00	LF	20.00	20.00	100	2004	2004	3	21	979	
17	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1994	1994	3	30	180	
18	0463	FENCE GATE	0	0	0	0	9.00	UT	300.00	300.00	100	2004	2004	3	61	1,647	

LAND DESCRIPTION

TOTAL OB/XF 5,823

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

REVIEW DATE 11/13/2024 BY KWA Total Acres: 0.69 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS