

AMELIA SCHOOLHOUSE PROJECT LLC
13 MARIA PL
PONTE VEDRA BEACH, FL 32082

00-00-31-1800-0050-0011

[illegible]

BLOCK 50 E 50' OF LOT 1 &
ALL OF LOTS 7 & 8
IN OR 2137/726 & OR 2137/728

AMELIA SCHOOLHOUSE PROJECT LLC
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PONTE VEDRA BEACH, FL 32082

2025

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BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	15	CONC BLOCK	50		
Exterior Wall	19	COMMON BRK	50		
Roof Structure	04	WOOD TRUSS	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	03	CONC FINSH	50		
Interior Floor	11	CLAY TILE	50		
Ceiling	02	F.NOT SUS	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		6	100		
Frame	03	MASONRY	100		
Story Height		9	100		
RMS		5	100		
Stories	1.	1.	100		
Units		0	100		
BUD8 Adjustme	02	DIST FB	100		
Occupancy	00	OWNER OCC	100		
Quality	06	Quality Level	06		
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
APT	840	100	1994	840	119,738
BAS	960	100	1993	960	136,844
CAN	32	30	1993	10	1,426
CAN	32	30	1993	10	1,426
TOTALS	1,864			1,820	259,433

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0400	CONC CURB	0	0	0	0	26.00	LF	15.00
12	0441	STK FNC 4'	0	0	0	0	47.00	LF	6.50
13	1127	BRICK 8"	0	0	0	0	54.00	SF	11.00
14	1126	CB/STC 8"	0	0	0	0	277.00	SF	8.00
15	0142	BAR TOP A	0	0	0	0	26.00	LF	165.00
16	0861	POOL GUNIT	0	0	28	18	504.00	SF	85.00
17	0855	CONC PAVER	0	0	0	0	1,223.00	SF	10.00
18	0462	ST/AL FNC	0	0	0	0	340.00	SF	10.00
19	0810	CONCRETE A	0	0	82	1	82.00	SF	6.50
20	1126	CB/STC 8"	0	0	0	0	611.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1701	04	1,820	148.3304	250.08	455,146	1973	1990	0	0
2 OFFICE - 0% - 0									
Heated Area: 1800									
HX Base Yr									
APT 1994 BAS 1993 CAN 1993 CAN 1993									
914 ATLANTIC AV, FERNANDINA BEACH									

BLD DATE	03/21/2019	KK	LGL DATE	
XF DATE	03/21/2019	KK	LAND DATE	
INC DATE	04/28/2025	REA	AG DATE	
04/15/2025				DC

TOTAL OB/XF									
62,667									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

NASSAU COUNTY PROPERTY									
PAGE 2 of 5									
VALUATION SUMMARY									
VALUATION BY					DIRECT_CAP				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					2,709,365				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					0				
TOTAL MARKET VALUE					2,709,365				
SOH/AGL Deduction					0				
ASSESSED VALUE					2,709,365				
TOTAL EXEMPTION VALUE					HI 0				
BASE TAXABLE VALUE					2,709,365				
TOTAL JUST VALUE					2,709,365				
NCON VALUE					0				
INCOME VALUE					2,709,365				
PREVIOUS YEAR MKT VALUE					2,681,382				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090093	H/AC	2,500	01/22/2009
20090081	H/AC	3,000	01/20/2009
990736	REMODEL	67,400	06/24/1999
985117	REMODEL	2,100	03/05/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2137/0728	8/01/2017	WD	U	I	37	300,000			
GRANTOR: FREEMAN LINDA S & RIC									
GRANTEE: AMELIA SCHOOLHOUSE									
2137/0726	8/01/2017	WD	Q	I	01	775,000			
GRANTOR: BUCHETTE INVESTMENTS									
GRANTEE: AMELIA SCHOOLHOUSE									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W32 APT=[YR=1994] W28 S30 E11 CAN=[YR=1993] S4 E8 N4 W8\$ E17 N30\$ S30 E13 CAN=[YR=1993] S4 E8 N4 W8\$ E19 N30\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 5										2
ELEMENT		CD		CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																		
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