BLOCK 52 LOT S1/2 OF 6,LOT 7 &
E93 FT OF LOT 8
CITY OF FDNA BEACH

PARK PLACE ON ATLANTIC LLC
608 OCEAN CLUB COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0052-0062

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

1015 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	11/26/2024	KW	LGL DATE		
XF DATE	11/26/2024	KW	LAND DATE	04/15/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	720,000
TOTAL MARKET VALUE	720,000
SOH/AGL Deduction	56,393
ASSESSED VALUE	663,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	663,607
TOTAL JUST VALUE	720,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	632,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
DEMC-2023-0		11,200	01/30/2024
20110051	SIGN	550	01/10/2011
20061337	SIGN	2,450	06/14/2006
20051207	REPAIR/RRF	18,000	02/09/2005
10562B	REMODEL	25,000	06/24/1997
10553B	REMODEL	9,000	06/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2676/1131	10/26/2023	SW	U	V	40	2,000,000
GRANTOR: PARK PLACE ON ATLANTI						
GRANTEE: PARK PLACE ON ATLAN						
2520/1102	12/03/2021	SW	Q	I	01	775,000
GRANTOR: AI PARTNERS LLC						
GRANTEE: PARK PLACE ON ATLAN						

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	001000	C	COMMERCIAL	0	0003	C-3	96.00	250.00	24,000.00	SF		1.00	1.00	1.00	30.00	30.00	720,000							

REVIEW DATE 11/26/2024 BY KW Total Acres: 0.55 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 07/30/2025 BY SYS