BLOCK 166 LOTS 1 2 3 & 4
IN OR 979/486 & OR 440/714
CITY OF FDNA BEACH

AMELIA ROOM INC
906 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0166-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

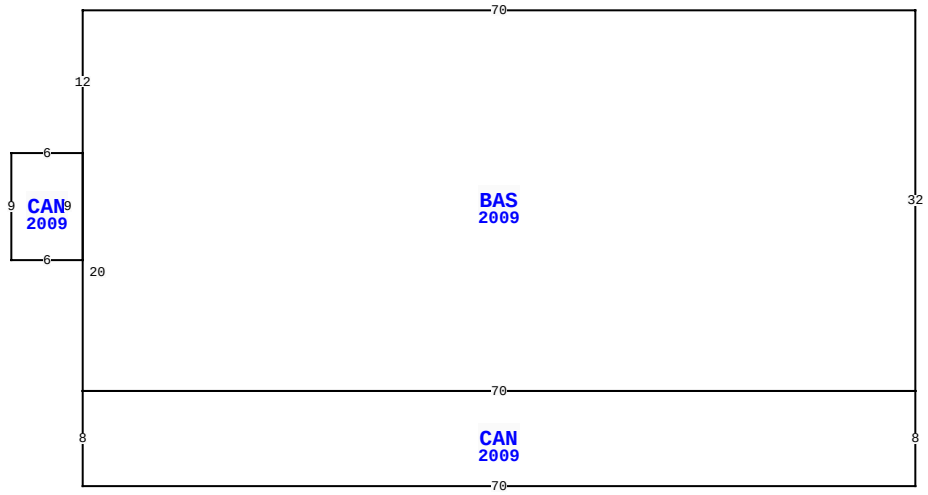
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2009	2,240	223,173
CAN	54	30	2009	16	1,594
CAN	560	30	2009	168	16,738
TOTALS	2,854			2,424	241,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	2,424	98.2800	107.13	259,683	2009	2009	0	0	0	7.00	93.00

2 CLUB HOUSE – 0% - 0 Heated Area: 2240 HX Base Yr



906 S 7TH ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	01/13/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		241,505
TOTAL MARKET OB/XF VALUE		3,881
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		545,386
SOH/AGL Deduction		225,193
ASSESSED VALUE		320,193
TOTAL EXEMPTION VALUE	10	320,193
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		545,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090761	H/AC	12,000	06/16/2009
20090519	ELEC OTHER	10,000	04/28/2009
20090506	OTHER	12,000	04/27/2009
20090472	NEW CONSTR	255,000	04/16/2009
20081561	DEMOLITION	45	10/13/2008
20060893	REPAIR/RRF	4,422	04/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0979/0486	4/04/2001	WD	Q	V		5,000

GRANTOR: RAYONIER INC
GRANTEE: AMELIA ROOM INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W70 S12 CAN=[YR=2009] W6 S9 E6 N9$ S20
CAN=[YR=2009] S8 E70 N8 W70$ E70 N32$.

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	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2009	2009	3	89	2,314	
2	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	2009	2009	3	89	463	
3	0400	CONC CURB	0	0	0	0	80.00	LF	15.00	15.00	100	2009	2009	3	92	1,104	

LAND DESCRIPTION

TOTAL OB/XF 3,881

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	007700	C	CLUB	0		MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS