

BLOCK 166 LOTS 17 TO 22
IN OR 2097/1158
CITY OF FDNA BEACH

P & L AMELIA LLC/
96093 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0166-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	CB STUCCO 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	04	PLYWOOD 30
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNERS OCC 00
DOR CODE		2700 VEH SALE/REPAIR
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC		1095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	754	185	1994	1,395	57,386
AOF	476	185	1995	881	36,242
BAS	2,370	100	1993	2,370	97,495
CAN	222	30	1993	67	2,756
TOTALS	3,822			4,713	193,878

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	10,040.00	SF	2.00	2.00	
2	0810	CONCRETE A	0	0	13	41	533.00	SF	6.50	6.50	
3	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	
4	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	
5	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	
6	0940	SHEDS/PORT	0	0	18	12	216.00	SF	30.00	30.00	
7	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	002700	C	AUTO SALES	0	0003	MU-8	150.00	100.00	15,000.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	06	4,713	84.1638	72.17	340,137	1962	1990	0	0	43.00	57.00
1 SERV SHOP - 0% - 0											
Heated Area: 3600											
HX Base Yr											

BLD DATE		05/11/2018	KK		LGL DATE		
XF DATE					LAND DATE		
INC DATE					AG DATE		
925 S 8TH ST, FERNANDINA BEACH					04/15/2025		DC

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		193,878	
TOTAL MARKET OB/XF VALUE		20,140	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		589,018	
SOH/AGL Deduction		212,821	
ASSESSED VALUE		376,197	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		376,197	
TOTAL JUST VALUE		589,018	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		523,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172416	REMODEL BATH	5,000	08/08/2017
20172107	REPAIR/RRF	1,750	07/11/2017
20171908	REPAIR/RRF	20,000	06/20/2017
10466	REMODEL	1,600	04/30/1997
10394	REPAIR/RRF	1,800	03/21/1997
7473	XFOB	2,500	12/21/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2097/1158	1/27/2017	WD	Q	I	01	260,000	
GRANTOR: HOLLAND VIVIAN B & BE							
GRANTEE: P & L AMELIA LLC							
1583/1379	9/04/2008	DG	Q	I	01	100	
GRANTOR: HOLLAND VIVIAN B ETAL							
GRANTEE: HOLLAND VIVIAN B &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
CAN=[YR=1993] W3 AOF=[YR=1994] N13 AOF=[YR=1995] N17 W28 BAS=[YR=1993] W79 S30 E79 N30\$ S17 E28\$ W28 S13 E1 S15 E26 N15 E1\$ W1 S15 W26 N15 W4 S18 E34 N18\$.											