BLK 215 TRACT D OF LOT 7 &
N 8FT OF TRACT C OF LOT 7
CITY OF FDNA BEACH S/D OF

AMELIAS LADIES MANAGEMENT LLC
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0215-07D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

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

507 S 12TH ST, FERNANDINA BEACH

BLD DATE	03/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	253,800
TOTAL MARKET VALUE	253,800
SOH/AGL Deduction	171,918
ASSESSED VALUE	81,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,882
TOTAL JUST VALUE	253,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190033	DEMOLITION	0	03/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2107/0634	1/31/2017	WD	U	I	37	22,000
GRANTOR: HATCHER BARBARA ET AL						
GRANTEE: AMELIAS LADIES MANA						
0535/0700	1/26/1988	WD	U	I	09	100
GRANTOR: PATTERSON ALBERT						
GRANTEE: PATTERSON ALBERT &						

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	000100	C	RES	0	0006	R-2	50.00	100.00	94.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	253,800							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 253,800 Market: 0 Agricultural: 0 Common: 253,800 PRINTED 07/30/2025 BY SYS