BLOCK 266 LOT N1/2 OF 8
PT OR 1418/1265
CITY OF FDNA BEACH

D & S AMELIA PROPERTIES INC
9900 AMELIA ISLAND PKWY #200
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0266-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

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

S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	103,834
TOTAL MARKET VALUE	103,834
SOH/AGL Deduction	42,517
ASSESSED VALUE	61,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,317
TOTAL JUST VALUE	103,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1265	6/08/2006	WD	Q	I		682,000
GRANTOR: METTS MARIE SUE						
GRANTEE: D & S AMELIA PROPER						
0104/0034	1/01/1970	TA	U	V		500
GRANTOR:						
GRANTEE:						

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	0006	C-2	86.00	210.00	19,778.00	SF		1.00	1.00	1.00	5.25	5.25	103,834							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.45 Total Land Value: 103,834 Market: 0 Agricultural: 0 Common: 103,834 PRINTED 07/30/2025 BY SYS