BLK 273 LOTS 6,7,8,9,10,11,12,
13,14 & PT OF LOTS 2,3,4,5,26,
31,32,33 & PT OF R/W IN

AMELIA COMMUNITY THEATER ASSOCIATION INC
209 CEDAR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0273-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

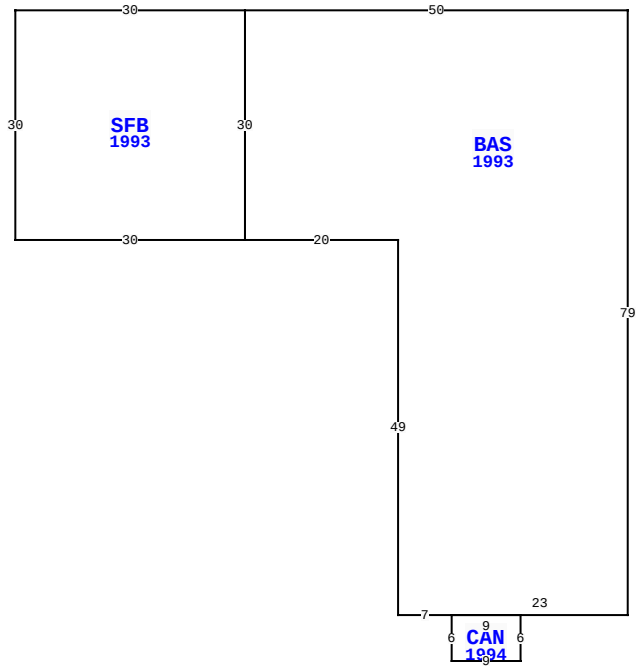
DOR CODE	3200	THEATER/AUDITORIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,970	100	1993	2,970	197,713
CAN	54	30	1994	16	1,065
SFB	900	80	1993	720	47,931
TOTALS	3,924			3,706	246,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3202	04	3,706	91.9790	133.14	493,417	1938	1980	0	0	0	50.00	50.00

1 AUDITORIUM - 0% - 0 Heated Area: 3690 HX Base Yr



207 CEDAR ST, FERNANDINA BEACH

BLD DATE	12/06/2018	KK	LGL DATE	
XF DATE	12/06/2018	KK	LAND DATE	12/06/2018 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,380,635
TOTAL MARKET OB/XF VALUE		89,525
TOTAL LAND VALUE - MARKET		1,125,999
TOTAL MARKET VALUE		2,596,159
SOH/AGL Deduction		1,377,619
ASSESSED VALUE		1,218,540
TOTAL EXEMPTION VALUE	10	1,218,540
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,596,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,626,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101529	SIGN	500	09/09/2010
20091615	OTHER	3,200	11/30/2009
20091252	ELEC OTHER	2,800	09/17/2009
20091085	ELEC OTHER	11,679	08/18/2009
20090978	H/AC	90,000	07/23/2009
20090910	OTHER	10,452	07/13/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/1832	8/22/2006	WD	U	I	08	100
GRANTOR: GLIEDRYS HONORATA KRY						
GRANTEE: AMELIA COMMUNITY TH						
0821/1554	2/04/1998	QC	U	V	07	100
GRANTOR: CSX						
GRANTEE: AMELIA COMMUNITY TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 SFB=[YR=1993] W30 S30 E30 N30$ S30 E20 S49 E7 CAN=[YR=1994] S6 E9 N6 W9$ E23 N79$.

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	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2001	2001	3	20	480	
2	0803	ASPHALT C	0	0	0	0	19,397.00	SF	2.00	2.00	100	2009	2009	3	62	24,052	
3	0812	CONCRETE C	0	0	0	0	2,972.00	SF	4.00	4.00	100	2009	2009	3	89	10,580	
4	0811	CONCRETE B	0	0	29	20	580.00	SF	5.20	5.20	100	2009	2009	3	89	2,684	
5	0400	CONC CURB	0	0	0	0	511.00	LF	15.00	15.00	100	2009	2009	3	92	7,052	
6	0402	CONC BUMPE	0	0	0	0	21.00	UT	25.00	25.00	100	2009	2009	3	92	483	
7	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2009	2009	3	100	200	
8	1132	REINFR 12	0	0	0	0	591.00	SF	7.40	7.40	100	2009	2009	3	97	4,242	
9	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2009	2009	3	74	11,233	
10	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2009	2009	3	74	370	

TOTAL OB/XF 61,376

LAND DESCRIPTION

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	003200	C	THEATER	0	0003	MU-1	0.00	0.00	35,746.00	SF		1.00	1.00	0.70	45.00	31.50	1,125,999							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,125,999 Market: 0 Agricultural: 0 Common: 1,125,999 PRINTED 07/30/2025 BY SYS

BLK 273 LOTS 6,7,8,9,10,11,12,
13,14 & PT OF LOTS 2,3,4,5,26,
31,32,33 & PT OF R/W IN

AMELIA COMMUNITY THEATER ASSOCIATION INC
209 CEDAR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0273-0050

BUILDING CHARACTERISTICS

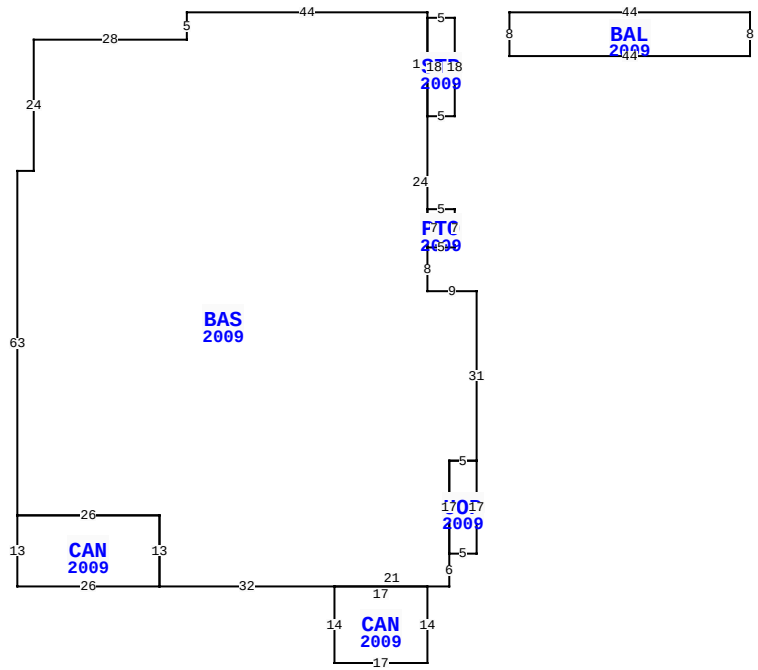
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	15	HARDTILE 40
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		21 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3200	THEATER/AUDITORIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	352	15	2009	53	7,574
BAS	7,681	100	2009	7,681	1,097,769
CAN	238	30	2009	71	10,147
CAN	338	30	2009	101	14,435
PTO	35	5	2009	2	286
STR	90	10	2009	9	1,286
UOP	85	20	2009	17	2,430
TOTALS	8,819			7,934	1,133,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3202	04	7,934	123.4200	178.65	1,417,409	2009	2009	0	0	0	20.00	80.00

2 AUDITORIUM - 0% - 0 Heated Area: 7681 HX Base Yr



207 CEDAR ST, FERNANDINA BEACH

BLD DATE	12/06/2018 KK	LGL DATE	
XF DATE	12/06/2018 KK	LAND DATE	12/06/2018 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:	
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TOTAL MARKET VALUE		2,596,159
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ASSESSED VALUE		1,218,540
TOTAL EXEMPTION VALUE	10	1,218,540
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,596,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,626,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090464	MECH OTHER	35,000	04/16/2009
20090337	ELEC OTHER	180,000	03/17/2009
20090315	OTHER	28,500	03/11/2009
20090233	NEW CONSTR	1,800,000	02/20/2009
20032340	CHNGE SRVC	1,000	01/14/2003
20021477	ADDITION	9,000	08/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/1832	8/22/2006	WD	U	I	08	100
GRANTOR: GLIEDRYS HONORATA KRY						
GRANTEE: AMELIA COMMUNITY TH						
0821/1554	2/04/1998	QC	U	V	07	100
GRANTOR: CSX						
GRANTEE: AMELIA COMMUNITY TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W44 S5 W28 S24 W3 S63 CAN=[YR=2009] S13 E26 N13 W26$ E26 S13 E32 CAN=[YR=2009] S14 E17 N14 W17$ E21 N6 UOP=[YR=2009] E5 N17 W5 S17$ N17 E5 N31 W9 N8 PTO=[YR=2009] E5 N7 W5 S7$ N24 STR=[YR=2009] E5 N18 W5 S18$ N19$ PTR=E15 BAL=[YR=2009] E44 S8 W44 N8$ W15$.

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
11	0966	FIRE SPRNK	0	0	0	0	8,033.00	SF	3.00	3.00	100	2009	2009	3	89	21,448	
12	0646	LWN SPRK H	0	0	0	0	105.00	UT	2.00	2.00	100	2009	2009	3	52	109	
13	0855	CONC PAVER	0	0	0	0	538.00	SF	7.00	7.00	100	2014	2014	3	94	3,540	
14	0855	CONC PAVER	0	0	0	0	98.00	SF	10.00	10.00	100	2014	2014	3	94	921	
15	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90	
16	0097	AWNING CN	0	0	0	0	43.00	SF	65.00	65.00	100	2013	2013	3	68	1,901	
17	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2009	2009	3	35	140	

LAND DESCRIPTION

TOTAL OB/XF 28,149

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

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,125,999 Market: 0 Agricultural: 0 Common: 1,125,999 PRINTED 07/30/2025 BY SYS