PT OF SEC 1-1N-28E &
PT OF SEC 31-2N-29E
IN OR 2333/96

AMELIA ISLAND EQUITY CLUB INC
5 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

2025

01-1N-28-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

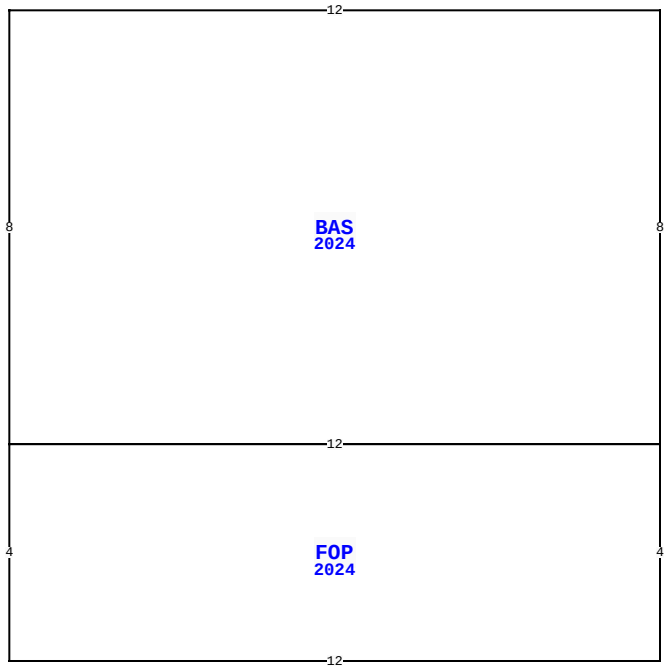
DOR CODE	3800	GOLF COURSES	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	3039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100	2024	96	20,208
FOP	48	30	2024	14	2,947
TOTALS	144			110	23,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	110	124.7400	210.50	23,155	2008	2008	0	0	0	0.00	100.00

1 RSTRM BLDG – 0% - 2024 Heated Area: 96 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 DC
INC DATE		AG DATE	

BEACH WALKER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	23,155
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,050
TOTAL MARKET VALUE	35,205
SOH/AGL Deduction	0
ASSESSED VALUE	35,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,205
TOTAL JUST VALUE	35,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/0102	6/07/2019	QC	U	V	11	100
GRANTOR: OMNI AMELIA ISLAND LL						
GRANTEE: AMELIA ISLAND EQUIT						
2333/0096	6/07/2019	WD	U	V	11	100
GRANTOR: OMNI AMELIA ISLAND LL						
GRANTEE: AMELIA ISLAND EQUIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E12 S8 W12 N8 $
FOP=[YR=2024;ORIG=50,18] E12 S4 W12 N4 $
.

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	003800	C	GOLF CRS	0		RSF-1	0.00	0.00	2.41	AC		1.00	1.00	1.00	5,000.00	5,000.00	12,050							

REVIEW DATE 04/24/2025 BY DC Total Acres: 2.41 Total Land Value: 12,050 Market: 0 Agricultural: 0 Common: 12,050 PRINTED 07/30/2025 BY SYS