PT OR 1028/835
ESMT OR 550/514
ESMTS PT OR 809/1445 & 1455

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2025

01-2N-27-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

96237 AMELIA CONCOURSE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		196,800
TOTAL MARKET VALUE		196,800
SOH/AGL Deduction		34,440
ASSESSED VALUE		162,360
TOTAL EXEMPTION VALUE	04	162,360
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		196,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,600

ALSO SEE ADJCNT (JEA) PRCL 01-2N-27-0000-0003-0030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003994	82- OPERATIONS BU	1,279,391	04/16/2025
B240010817	CONSTRUCTION OF R	850,000	09/20/2024
B230013257	53.3 DEEP INJECTI	800,000	10/16/2023
22009757	DEMOLITION	75,000	01/20/2023
22009758	DEMOLITION	75,000	01/20/2023
M09279	MECH OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1026/0541	12/21/2001	WD	Q	V	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

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	008900	C	MUNICIPAL	0		OR	0.00	0.00	19.68	AC		1.00	1.00	0.10	100,000.00	10,000.00	196,800							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 19.68 Total Land Value: 196,800 Market: 0 Agricultural: 0 Common: 196,800 PRINTED 07/30/2025 BY SYS