

TRACT 1  
 BEACHWOOD VILLAGE #1 PBK 4/25  
 {HB 1721 SEC 4 COMMON ELEMENT}

AMELIA ISLAND PLN COMMUNITY ASSN  
 PO BOX 15489  
 FERNANDINA BEACH, FL 32035

2025

01-6N-29-0201-TR01-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 5      Tax Dist: BUILDING MARKET VALUE      0 TOTAL MARKET OB/XF VALUE      0 TOTAL LAND VALUE - MARKET      100 TOTAL MARKET VALUE      100 SOH/AGL Deduction      0 ASSESSED VALUE      100 TOTAL EXEMPTION VALUE      0 BASE TAXABLE VALUE      100 TOTAL JUST VALUE      100 NCON VALUE      0 INCOME VALUE PREVIOUS YEAR MKT VALUE      100										
DOR CODE      0005 COMMON S/D LANDS																	PERMIT NUM      DESCRIPTION      AMT      ISSUED										
MAP NUM      MKT AREA      10																											
NEIGHBORHOOD/LOC      10002.00																	SALES DATA										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
																	0319/0641	8/12/1980	QC	Q	V	02	1,000				
GRANTOR: AMELIA DUNES INC D/B/																	GRANTEE: AMELIA ISLAND PLANT										
TOTALS																	BUILDING NOTES										
EXTRA FEATURES						BEACH WOOD RD, FERNANDINA BEACH																					
L N	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																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000005	C	COMMON S/D L	0		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100										
REVIEW DATE    01/06/2023    BY    HSA    Total Acres: 0.00    Total Land Value: 100    Market: 0    Agricultural: 0    Common: 100    PRINTED 07/30/2025 BY SYS																											