

TRACT 2 OF MARSH CREEK VILLAGE  
 #4 PBK 4/39 & PT OF HEIRS OF  
 THOMAS LAMB GRANT

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

2025

01-6N-29-1340-0TR2-0000



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					STANDARD					
																		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					
																	PERMIT NUM				DESCRIPTION				AMT		ISSUED	
																	SALES DATA											
																	OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE		
																	0319/0641		8/12/1980		QC	U	V	V	19	1,000		
																	GRANTOR: AMELIA DUNES INC D/B/											
																	GRANTEE: AMELIA ISLAND PLANT											
																	BUILDING NOTES											
																	BUILDING DIMENSIONS											
																	TOTALS											
																	EXTRA FEATURES											
																	SANDHILL CRANE, FERNANDINA BEACH											
																	BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
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											
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											
																	TOTAL OB/XF											
																	0											
																	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											