PT OF S HARRISON GRANT
SEC 20-2N-28E IN OR 790/1607 &
OR 845/846

AMELIA ISLAND PLANTATION COMMUNITY ASSOC INC
5542 FIRST COAST HWY STE #400
FERNANDINA BEACH, FL 32034

2025

01-6N-29-AICO-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0005	COMMON S/D LANDS	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

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

OCEAN CLUB CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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 /	RSN CD	SALE PRICE
0845/0846	8/19/1998	WD	U	V	08	70,000
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: AMELIA ISLAND PLANT						
0790/1607	4/18/1997	WD	U	V	08	70,000
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: AMELIA ISLAND PLANT						

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	000020	C	RECREATION	0		RSF-1	0.00	0.00	3.91	AC		1.00	1.00	1.00	0.00	0.00	0							
2	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 01/14/2021 BY KBA Total Acres: 3.91 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS