

PT OF S HARRISON GRANT
 SEC 20-2N-28E & PT GOVT LOT 1
 OF SEC 22-2N-28E IN OR 947/645

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

2025

01-6N-29-AICO-0001-0060



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: STANDARD 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 TYPE Q V RSN SALE Number DATE INST U / I / CD PRICE											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
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										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE											
TOTALS EXTRA FEATURES OCEAN CLUB DR, 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															
																	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	000020	C	RECREATION	0		PUD	0.00	0.00	0.12	AC		1.00	1.00	1.00	0.00	0.00	0														
2	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100														
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.12 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																															