

LOT 68
IN OR 2135/1225
LONG POINT #1 PB 5/85-89

NELSON RONALD DECLAR OF TRUST
22 SALT MARSH DRIVE, AMELIA ISLAND PLANTATION
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0068-0000



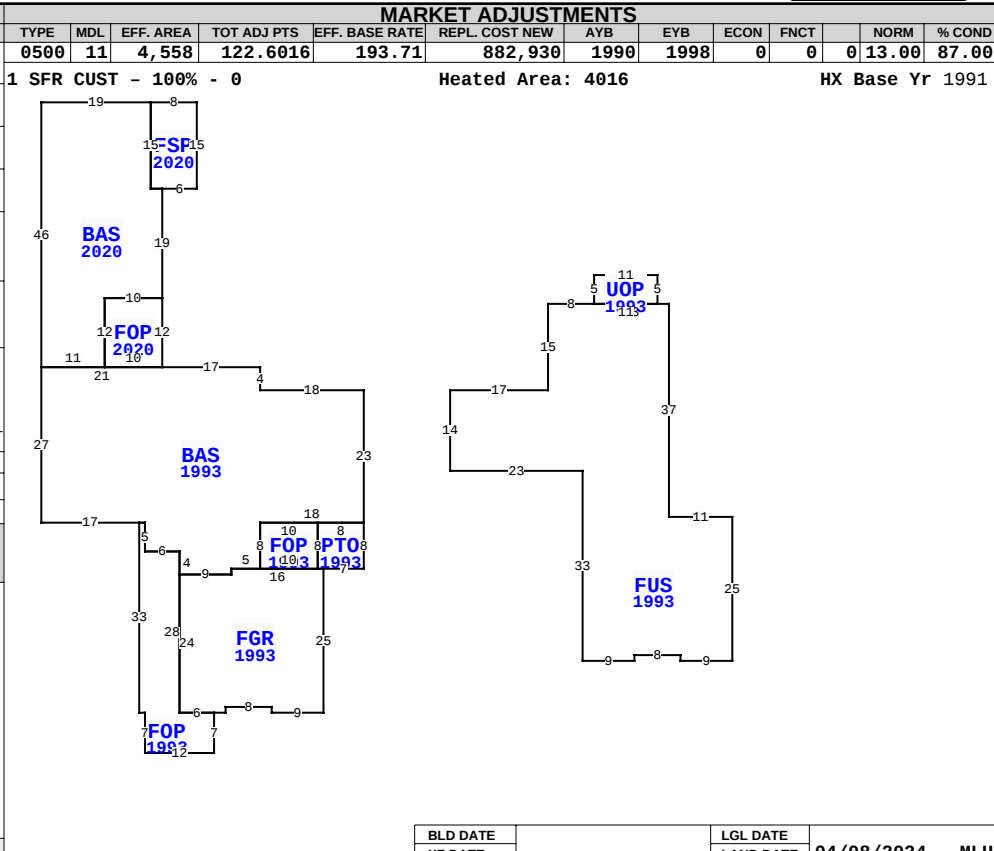
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	10007.00	10

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1993	1,591	268,128
BAS	816	100	2020	816	137,518
FGR	608	55	1993	334	56,288
FOP	80	30	1993	24	4,045
FOP	285	30	1993	86	14,493
FOP	120	30	2020	36	6,067
FSP	120	40	2020	48	8,089
FUS	1,609	100	1993	1,609	271,161
PTO	64	5	1993	3	505
UOP	55	20	1993	11	1,854
TOTALS	5,348			4,558	768,149

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0877	JACUZZI
2	0504	FP-ELECTRI
3	0812	CONCRETE C
4	1242	WD DECK A
5	1125	CB/STC 6"
6	1124	CB/STC 4"
7	0444	BOX FNC 4'

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C



TOTAL OB/XF		
L N	USE CODE	CLS
1	000116	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE	768,149	
TOTAL MARKET OB/XF VALUE	8,202	
TOTAL LAND VALUE - MARKET	850,000	
TOTAL MARKET VALUE	1,626,351	
SOH/AGL Deduction	888,513	
ASSESSED VALUE	737,838	
TOTAL EXEMPTION VALUE	55,722	
BASE TAXABLE VALUE	682,116	
TOTAL JUST VALUE	1,626,351	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,591,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006728	ADDNT	112,178	06/24/2019
19003142	ABOVE GROUND	0	03/29/2019
6148	NEW CONSTR	186,100	12/14/1989

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2135/1225	7/06/2017	QC U
GRANTOR: NELSON RONALD		
GRANTEE: TRUST DECLARATION 0		
0546/0424	6/24/1988	WD Q V
GRANTOR: AMELIA ISLAND CO		
GRANTEE: NELSON RONALD		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993]	W18 N4 W17	FOP=[YR=2020] N12 BAS=[YR=2020] N19
FSP=[YR=2020]	E6 N15 W8 S15 E2\$ W2 N15 W19 S46 E11 N12 E10 \$	
W10 S12 E10 \$ W21 S27 E17	FOP=[YR=1993] S33 E1 S7 E12 N7	
FGR=[YR=1993]	E2 N1 E8 S1 E9 N25 PTO=[YR=1993] E7 N8 W8	
FOP=[YR=1993]	W10 S8 E10 N8 \$ S8 E1 \$ W16 S1 W9 S24 E6 \$ W6	
N28 W6 N5 W1 \$ E1 S5 E6 S4 E9 N1 E5 N8 E18 N23 \$ PTR= E15		
FUS=[YR=1993] E17 N15 E8 UOP=[YR=1993] N5 E11 S5 W11 \$ E13		
S37 E11 S25 W9 N1 W8 S1 W9 N33 W23 N14 \$ W15 \$.		