IN OR 1458/1910 & OR 1626/496

AMELIA RENTAL & MGMT SERVICES
5299 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

12-2N-28-0000-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

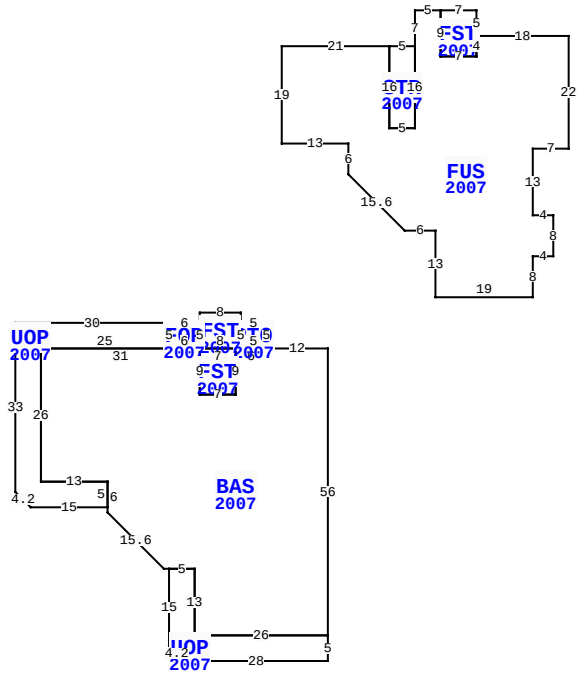
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		9 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,402	100	2007	2,402	320,064
FOP	30	30	2007	9	1,199
FST	56	50	2007	28	3,731
FST	63	50	2007	32	4,264
FST	63	50	2007	32	4,264
FUS	1,879	100	2007	1,879	250,376
PTO	25	5	2007	1	133
STR	80	10	2007	8	1,066
UOP	216	20	2007	43	5,730
UOP	366	20	2007	73	9,727
TOTALS	5,180			4,507	600,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	4,507	109.0125	153.16	690,292	2007	2007	0	0	0	13.00	87.00

1 OFFICE – 0% - 0 Heated Area: 4281 HX Base Yr



BLD DATE	03/22/2019	KK	LGL DATE
XF DATE	03/22/2019	KK	LAND DATE 04/22/2025 DC
INC DATE			AG DATE

5299 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	600,554
TOTAL MARKET OB/XF VALUE	19,840
TOTAL LAND VALUE - MARKET	259,944
TOTAL MARKET VALUE	880,338
SOH/AGL Deduction	36,153
ASSESSED VALUE	844,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	844,185
TOTAL JUST VALUE	880,338
NCON VALUE	0
INCOME VALUE	505,590
PREVIOUS YEAR MKT VALUE	849,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12228	MECH OTHER	0	11/01/2006
P11385	OTHER	0	07/01/2006
E0617553	ELEC OTHER	6,500	06/01/2006
C17875	CO ISSUED	448,800	05/01/2006
R09361	REPAIR/RRF	14,000	05/01/2006
B17875	NEW CONSTR	448,800	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1626/0496	5/28/2009	WD	U	I	16	550,000
GRANTOR: MADDOX PROFESSIONAL L						
GRANTEE: AMELIA RENTAL & MAN						
1458/1910	11/14/2006	WD	Q	V		550,000
GRANTOR: AMELIA RENTAL & MANAG						
GRANTEE: MADDOX PROFESSIONAL						

BUILDING NOTES

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
1	0803	ASPHALT C	0	0	0	0	7,921.00	SF	2.00	2.00	100	2007	2007	3	58	9,188	
2	0810	CONCRETE A	0	0	29	5	145.00	SF	6.50	6.50	100	2007	2007	3	87	820	
3	0855	CONC PAVER	0	0	0	0	1,023.00	SF	7.00	7.00	100	2007	2007	3	87	6,230	
4	0402	CONC BUMPE	0	0	0	0	17.00	UT	25.00	25.00	100	2007	2007	3	90	383	
5	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	2007	2007	3	69	3,219	

BUILDING DIMENSIONS

BAS=[YR=2007] W12PTO=[YR=2007] N5W5 FST=[YR=2007]
N2W8S2FOP=[YR=2007] W6 UOP=[YR=2007] W30S33 D3 R3 E15N5W13
N26E25N5$S5E6N5$S5FST=[YR=2007] S9E7
N9W7$E8N5$S5E5$W6S9W7N9W31S26 E13S6 D11 R11 E1UOP=[YR=2007]
S15 D3 R3 E28N5W26N13W5$E5S13E26N56$ PTR=N10E40 FUS=[YR=2007]
N8E4N8W4N13 E7N22W18FST=[YR=2007] N5W7S9E7N4$S4
W7N9W5S7STR=[YR=2007] W5S16E5N16$S16 W5N16W21S19E13S6 D11 R11
E6S13 E19$ W40S10$.

LAND DESCRIPTION

TOTAL OB/XF 19,840

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	001700	C	1STORY OFF	0	0006	CN	142.00	155.00	21,662.00	SF		1.00	1.00	1.00	12.00	12.00	259,944							

REVIEW DATE 03/22/2019 BY KK Total Acres: 0.50 Total Land Value: 259,944 Market: 0 Agricultural: 0 Common: 259,944 PRINTED 07/30/2025 BY SYS