

TRACT F  
 OPEN SPACE/RECREATIONAL  
 HAMPTON LAKES PHASE IV-B

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT  
 14785-4 ST AUGUSTINE RD  
 JACKSONVILLE, FL 32258

2025

13-2N-27-0723-000F-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: 4 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															
DOR CODE 0005 COMMON S/D LANDS																PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM																																	
NEIGHBORHOOD/LOC 4077.00																SALES DATA																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I / CD		RSN		SALE PRICE	
																						2338/1269		1/30/2020		QC U V		11		100			
GRANTOR: AW VENTURE II LLC										GRANTEE: AMELIA WALK COMMUNI																							
TOTALS																				BUILDING NOTES													
EXTRA FEATURES						FALL RIVER PKWY, FERNANDINA BEACH										BUILDING DIMENSIONS																	
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										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	000005	C	COMMON S/D L				0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100													
REVIEW DATE 01/08/2020 BY HG Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																	