PT OF FRACL SEC 13-2N-28E IN
OR 580/498 BEING PARCEL "C"

AMELIATEL
PO BOX 4900
SCOTTSDALE, AZ 85261

2025

13-2N-28-0000-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

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

AMELIA ISLAND PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	181,440
TOTAL MARKET VALUE	181,440
SOH/AGL Deduction	0
ASSESSED VALUE	181,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,440
TOTAL JUST VALUE	181,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0820/0433	1/21/1998	WD	U	I	09	8,900,000
GRANTOR: SUMMER BEACH TWO						
GRANTEE: AMELIATEL						
0580/0498	10/02/1989	QC	Q	V	02	100
GRANTOR: SUMMER BCH LTD						
GRANTEE: SUMMER BEACH TWO						

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	001050	C	COMM RESRT	0		PUD	0.00	0.00	1.12	AC		1.00	1.00	0.90	180,000.00	162,000.00	181,440							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 1.12 Total Land Value: 181,440 Market: 0 Agricultural: 0 Common: 181,440 PRINTED 07/30/2025 BY SYS