IN OR 2582/198

MET AMELIA LLC
1798 JACKSON COURT
FERNANDINA BEACH, FL 32034

2025

20-3N-29-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

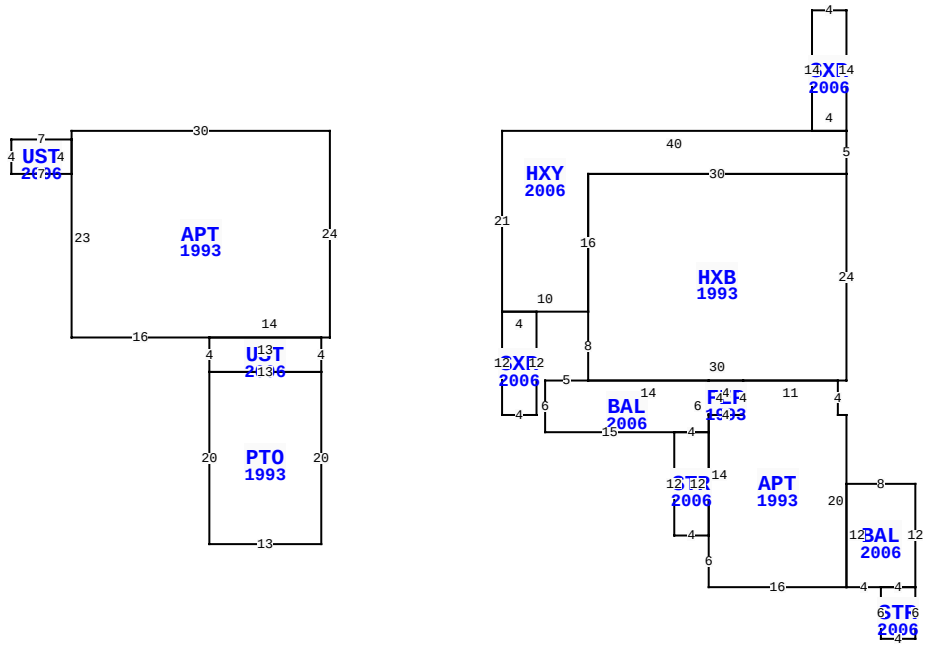
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	364	100	1993	364	44,597
APT	720	100	1993	720	88,214
BAL	96	15	2006	14	1,715
BAL	114	15	2006	17	2,083
FEP	16	80	1993	13	1,593
HXB	720	100	1993	720	88,214
HXY	360	15	2006	54	6,616
PTO	260	5	1993	13	1,593
STR	24	10	2006	2	245
STR	48	10	2006	5	613
TOTALS	2,906			1,969	241,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	1,969	110.3088	138.99	273,671	1959	2000	0	0	0	11.85	88.15

1 QUAD PLEX - 0% - 2023 Heated Area: 1804 HX Base Yr



** This building has 14 Sub-Areas

1676 1ST AVE AB&C, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	241,241
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	591,241
SOH/AGL Deduction	60,171
ASSESSED VALUE	531,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	531,070
TOTAL JUST VALUE	591,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	546,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060626	REBUILD DECKS	5,000	03/28/2006
20060382	REMODEL	2,000	02/22/2006
959299	REMODEL	7,400	09/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0198	8/03/2022	QC	U	I	11	294,000
GRANTOR: TORTORA MATTHEW & ERI						
GRANTEE: MET AMELIA LLC						
1721/0973	10/13/2010	WD	U	I	11	185,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: TORTORA MATTHEW & E						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W30 S1 UST=[YR=2006] W7S4E7 N4$ S23 E16
UST=[YR=2006] S4 PTO=[YR=1993] S20E13N20W13$ E13N4W13 $
E14N24$ PTR=E20 HXY=[YR=2006] S21 SXR=[YR=2006] S12E4N12W4$
E10 HXB=[YR=1993] S8 BAL=[YR=2006] W5S6E15 STR=[YR=2006]
S12E4 APT=[YR=1993] S6 E16 BAL=[YR=2006] E4 STR=[YR=2006]
S6E4 N6W4$ E4N12W8S12$ N20W1N4W11 FEP=[YR=1993] W4S4E4N4$
S4W4S14$N12 W4$ E4N6W14$ E30N24W30S16$ N16 E30 N5
SXR=[YR=2006] N14W4S14E4$ W40 $ W20$.

EXTRA FEATURES

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	000800	C	MULTI-FAMILY	0	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	350,000							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS