PT OR 1050/1802
BELLSOUTH ESMT IN OR 1075/176

SEASIDE AMELIA INC
1998 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

20-3N-29-0000-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

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

SADLER RD, FERNANDINA BEACH

BLD DATE	03/08/2019	KK	LGL DATE	04/21/2025 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,519
TOTAL LAND VALUE - MARKET	359,824
TOTAL MARKET VALUE	371,343
SOH/AGL Deduction	214,833
ASSESSED VALUE	156,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,510
TOTAL JUST VALUE	371,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/1802	4/19/2002	WD	Q	I		1,500,000
GRANTOR: MONTGOMERY MITCHELL R						
GRANTEE: SEASIDE AMELIA INC						
1045/0282	3/22/2002	WD	Q	I	06	100
GRANTOR: TODD LOUIS W						
GRANTEE: MONTGOMERY MITCHELL						

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
1	0803	ASPHALT C	0	0	0	0	5,731.00	SF	2.00	2.00	100	2002	2002	3	50	5,731	
2	0400	CONC CURB	0	0	0	0	392.00	LF	15.00	15.00	100	2002	2002	3	85	4,998	
3	0810	CONCRETE A	0	0	19	8	152.00	SF	6.50	6.50	100	2002	2002	3	80	790	

LAND DESCRIPTION

TOTAL OB/XF 11,519

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	001001	C	V CM/XFOBT	0	0003	C-1	125.00	66.00	8,723.00	SF		1.00	1.00	0.75	55.00	41.25	359,824							

REVIEW DATE 03/08/2019 BY KK Total Acres: 0.20 Total Land Value: 359,824 Market: 0 Agricultural: 0 Common: 359,824 PRINTED 07/30/2025 BY SYS