BLOCK 1 LOT 49
ESMTS OR 776/1663 & OR 813/1068
NASSAUVILLE WOODS PB 5/126

B&G AMELIA LLC
2380 JAMESTOWN ROAD
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0490

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

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

85211 SHILOH PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	367,625
TOTAL MARKET VALUE	379,625
SOH/AGL Deduction	0
ASSESSED VALUE	379,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,625
TOTAL JUST VALUE	379,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002943	DEMO OF MOBILE HO	4,500	03/13/2024
961558	MH MOVE-ON	0	11/01/1996
8128	MH MOVE-ON	15,337	04/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2680/1735	11/21/2023	WD	Q	I	01	449,000
GRANTOR: PAYNE BRYANT HEATH						
GRANTEE: B&G AMELIA LLC						
2675/1281	10/23/2023	FJ	U	I	11	0
GRANTOR: PAYNE DANA MICHELLE E						
GRANTEE: PAYNE BRYANT HEATH						

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
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1990		100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1990		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000116	C	RES MARSH	0		OR	0.00	0.00	3.25	AC		1.00	1.00	0.75	150,000.00	112,500.00	365,625							
2	009630	C	SWAMP	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	500.00	500.00	2,000							

REVIEW DATE 05/30/2024 BY KWX Total Acres: 7.25 Total Land Value: 367,625 Market: 0 Agricultural: 0 Common: 367,625 PRINTED 07/30/2025 BY SYS