TRACT L (LIFT STATION)
AMELIA NATIONAL #1 PB 7/48

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2025

26-2N-28-006A-000L-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

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

95352 AMELIA CONCOURSE, FERNANDINA BEACH

BLD DATE	02/17/2021	KK	LGL DATE	02/17/2021 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		8,077
TOTAL LAND VALUE - MARKET		1,000
TOTAL MARKET VALUE		9,077
SOH/AGL Deduction		1,379
ASSESSED VALUE		7,698
TOTAL EXEMPTION VALUE	04	7,698
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	100	2005	2005	3	84	2,516	
2	0812	CONCRETE C	0	0	0	35	1,050.00	SF	4.00	4.00	100	2005	2005	3	84	3,528	
3	0424	CL FNC 6'	0	0	0	0	112.00	LF	23.00	23.00	100	2005	2005	3	64	1,649	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	

LAND DESCRIPTION

TOTAL OB/XF 8,077

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	009100	C	UTILITY	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	1,000.00	1,000.00	1,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,000 Market: 0 Agricultural: 0 Common: 1,000 PRINTED 07/30/2025 BY SYS