

THREE PALMS PROPERTIES OF AMELIA LLC
14 MARSH POINT RD
FERNANDINA BEACH, FL 32034

26-2N-28-0559-0007-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD
Exterior Wall 31 HARDIE BRD 100
Roof Structur 08 IRREGULAR 100
Roof Cover 03 COMP SHNGL 90
Roof Cover 13 STAND SEAM 10
Interior Wall 05 DRYWALL 100
Interior Floo 11 CLAY TILE 70
Interior Floo 14 CARPET 30
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100

Frame Stories Units 02 WOOD FRAME 100
1. 1. 100
Units 0 100
Occupancy 00 NONE 100

Quality 03 Quality Level 03
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 04
NEIGHBORHOOD/LOC 4146.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 2,188 100 2015 2,188 316,752
FGR 460 55 2015 253 36,626
FOP 164 30 2015 49 7,093
FSP 168 40 2018 67 9,700

TOTALS 2,980 2,557 370,172

MARKET ADJUSTMENTS

TOTAL OB/XF 10,979

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 370,172
TOTAL MARKET OB/XF VALUE 10,979
TOTAL LAND VALUE - MARKET 85,000
TOTAL MARKET VALUE 466,151
SOH/AGL Deduction 31,240
ASSESSED VALUE 434,911
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 434,911
TOTAL JUST VALUE 466,151
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 438,461

SUBDIVISION DATA

SALES DATA

BUILDING NOTES

BUILDING DIMENSIONS

REVIEW DATE 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS