UNIT C-136
IN OR 596 PG 969
AMELIA SURF & RACQUET CLUB #1

WILSON CATHERINE W
4800 AMELIA ISLAND PKWY, UNIT C-136
FERNANDINA BEACH, FL 32034

2026

00-00-30-0090-000C-1360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		7 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	EXTERIOR	EXTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	7TH FLOOR	7TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
User Defined	ORIGINAL	ORIGINAL 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 03

NEIGHBORHOOD/LOC 3002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,526			1,526	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0090000		1,526				1982	1982	100	100	0		

1 CONDO 100% - 2020 HX Base Yr 2020

4800 AMELIA ISLAND PKWY C-136, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,095,686
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,095,686
SOH/AGL Deduction		406,587
ASSESSED VALUE		689,099
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		637,688
TOTAL JUST VALUE		1,095,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,204,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011482	REMODEL-KIT & BAT	76,000	01/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0596/0969	5/09/1990	WD	Q	I		176,000
GRANTOR: HUSTON RITA B						
GRANTEE: WILSON CATHERINE W						
0353/0413	2/01/1982	WD	Q	I		160,500
GRANTOR:						
GRANTEE:						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS