

AMELIA AUDIOLOGY LLC
1411 SOUTH 14TH STR SUITE F
FERNANDINA BEACH, FL 32034

00-00-30-0255-000E-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Floor		1	100			0255000		1,366			1985	1985	100	100	0			VALUATION BY		STANDARD									
Location	INTERIOR	INTERIOR 100				1 CONDO	0%	-	0											HX Base Yr	Tax Group: 2		Tax Dist:						
Balcony	FOP	FOP 100																	BUILDING MARKET VALUE		168,018								
Parking	OPEN	OPEN 100																	TOTAL MARKET OB/XF VALUE		0								
																			TOTAL LAND VALUE - MARKET		0								
																			TOTAL MARKET VALUE		168,018								
																			SOH/AGL Deduction		0								
																			ASSESSED VALUE		168,018								
																			TOTAL EXEMPTION VALUE		0								
																			BASE TAXABLE VALUE		168,018								
																			TOTAL JUST VALUE		168,018								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		164,603								
Quality		03	Quality Level 03																										
DOR CODE		0417	CONDO OFFICE																										
MAP NUM			MKT AREA			02																							
NEIGHBORHOOD/LOC		2002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS						1,366			1,366												BLD DATE				LGL DATE		05/08/2026		DC
EXTRA FEATURES						1411 S 14TH ST E-F, FERNANDINA BEACH						XF DATE				LAND DATE													
L N	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																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
REVIEW DATE	05/01/2025		BY	KB		Total Acres: 0.00		Total Land Value: 0				Market: 0				Agricultural: 0				Common: 0				PRINTED 07/09/2026 BY SYS					