PT LOTS 39,40,41,48,49 & PT OF
R/W ABND BY RES #2016/162 IN
OR 2085/1649 BEING ONLY PT

AMELIA HOLDING LLC
C/O JON C LASSERRE, 960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

2026

00-00-30-044B-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1079.00		

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

AMELIA ISLAND PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/29/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,215,281
TOTAL MARKET VALUE	3,215,281
SOH/AGL Deduction	1,489,204
ASSESSED VALUE	1,726,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,726,077
TOTAL JUST VALUE	3,215,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,086,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/1649	11/14/2016	MS	U	V	18	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: AMELIA HOLDINGS LLC						
1084/1959	10/03/2002	QC	Q	V	02	100
GRANTOR: LEPPOC SA						
GRANTEE: AMELIA HOLDING LLC						

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
1	001000	C	COMMERCIAL	0		CI	0.00	0.00	514,445.00	SF		1.00	1.00	1.00	6.25	6.25	3,215,281							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 11.81 Total Land Value: 3,215,281 Market: 0 Agricultural: 0 Common: 3,215,281 PRINTED 07/09/2026 BY SYS