

3243 AMELIA RD LLC
P O BOX 15580
FERNANDINA BEACH, FL 32035

00-00-30-044B-0104-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY																									
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																
Exterior Wall		18	CEMENT BRK		100	1701	04	2,548	138.3200	206.44	526,009	1976	2010	0	0	11.00	89.00	Tax Group: 8		Tax Dist:															
Roof Structure		10	STEEL FRME		100	1 OFFICE 0% - 0										Heated Area: 2404										HX Base Yr									
Roof Cover		04	BUILT-UP		100											BUILDING MARKET VALUE										569,140									
Interior Wall		05	DRYWALL		100											TOTAL MARKET OB/XF VALUE										114,194									
Interior Floor		14	CARPET		90											TOTAL MARKET VALUE										849,375									
Interior Floor		13	LVT/LAMNT		10											SOH/AGL Deduction										1,532,709									
Ceiling		01	FIN.SUSPD		100											ASSESSED VALUE										0									
Air Condition		04	ROOF TOP		100											TOTAL EXEMPTION VALUE										1,532,709									
Heating Type		04	AIR DUCTED		100											BASE TAXABLE VALUE										0									
Fixtures		3	100													TOTAL JUST VALUE										1,532,709									
Frame		03	MASONRY		100											NCON VALUE										0									
Story Height			12		100											INCOME VALUE																			
RMS			3		100	PREVIOUS YEAR MKT VALUE										1,475,092																			
Stories		1.	1.		100																														
Units			0		100																														
BUD8 Adjustme		05	DIST 1A		100																														
Occupancy		00	NONE		100																														
Quality		06	Quality Level 06																																
DOR CODE		1700	OFFICE BUILDINGS																																
MAP NUM			MKT AREA					02																											
NEIGHBORHOOD/LOC		2021.00																																	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS		2,404	100	1993	2,404	441,691																													
CAN		220	30	1993	66	12,126																													
CAN		40	30	1994	12	2,205																													
CAN		40	30	1994	12	2,205																													
CAN		120	30	1994	36	6,614																													
FST		36	50	1993	18	3,307																													
TOTALS		2,860			2,548	468,148																													
EXTRA FEATURES										3243 AMELIA RD, FERNANDINA BEACH										BLD DATE															
																				XF DATE															
																				INC DATE															
																				LGL DATE															
																				LAND DATE															
																				AG DATE															
																				05/29/2026															
																				DC															

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