

LOTS 25,26,27 & S 13.5 FT OF
LOT 24 IN OR 1898/972 (EX ESMT
IN OR 1773/482)

AMELIA MOTORSPORTS LLC
PO BOX 399
TONKAWA, OK 74653

2026

00-00-30-0680-0025-0000



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	PAGE 1 of 2													
Exterior Wall	25	MOD METAL 100		2501	06	2,049	99.4342	90.24	184,902	2000	2000	0	0	0	25.00	75.00	VALUATION BY												
Roof Structur	10	STEEL FRME 100		1 SERV SHOP 0% - 0													Heated Area: 1750												
Roof Cover	12	MODULAR MT 100															HX Base Yr												
Interior Wall	01	MINIMUM 60																											
Interior Wall	02	WALL BD/WD 40																											
Interior Floo	03	CONC FINSH 100																											
Ceiling	02	F.NOT SUS 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Plumbing	05	STEEL 100																											
Frame	05	STEEL 100																											
Story Height		19 100																											
RMS		3 100																											
Stories	1.	1. 100																											
Class	00	. 100																											
Units	00	0 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	2700	VEH SALE/REPAIR																											
MAP NUM		MKT AREA															02												
NEIGHBORHOOD/LOC	2004.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	348	185	2001	644	43,586																								
BAS	1,332	100	2000	1,332	90,150																								
FAT	348	20	2014	70	4,738																								
STR	33	10	2014	3	203																								
TOTALS	2,061			2,049	138,676																								
EXTRA FEATURES					1695 S 8TH ST, FERNANDINA BEACH															BLD DATE 02/28/2020 KKA LGL DATE 05/07/2026 DC									
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												
1	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2000	2000	3	20	180													
2	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160													
3	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2000	2000	3	45	405													
4	1089	HYDRL RAMP	0	0	0	0	3.00	UT	5,500.00	5,500.00	100	2000	2000	3	50	8,250													
5	0812	CONCRETE C	0	0	0	0	5,410.00	SF	4.00	4.00	100	2000	2000	3	75	16,230													
6	0810	CONCRETE A	0	0	4	8	32.00	SF	6.50	6.50	100	2000	2000	3	75	156													
7	0646	LWN SPRK H	0	0	0	0	15.00	UT	2.00	2.00	100	2000	2000	3	85	26													
8	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	2000	2000	3	20	320													
9	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	45	608													
10	0812	CONCRETE C	0	0	0	0	3,220.00	SF	4.00	4.00	100	2000	2000	3	75	9,660													
LAND DESCRIPTION					TOTAL OB/XF 35,995																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	002500	C	SRVC SHOPS	0	0003	CI	75.00	100.00	20,240.00	SF		1.00	1.00	1.00	20.00	20.00	404,800												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 404,800 Market: 0 Agricultural: 0 Common: 404,800 PRINTED 07/09/2026 BY SYS																													

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