BLOCK 263 N1/2 OF LOT 8
CITY OF FDNA BEACH

AMELIA 15 LLC
9656 BLUFFSIDE DRIVE
SANDY, UT 84092

2026

00-00-31-1800-0263-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

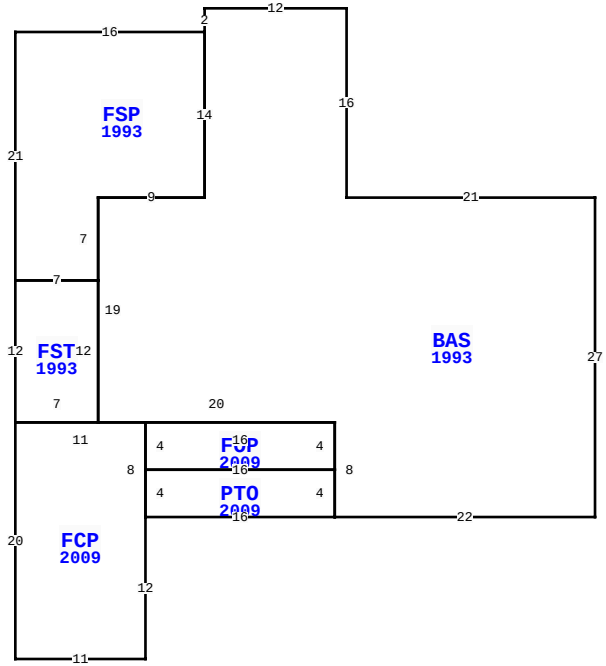
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,166	100	1993	1,166	114,914
FCP	220	25	2009	55	5,420
FOP	64	30	2009	19	1,873
FSP	273	40	1993	109	10,742
FST	84	55	1993	46	4,533
PTO	64	5	2009	3	295
TOTALS	1,871			1,398	137,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,398	113.7760	119.46	167,005	1960	1990	0	0	0	17.50	82.50

1 SINGLE FAM 0% - 2023 Heated Area: 1166 HX Base Yr



633 S 15TH ST, FERNANDINA BEACH

BLD DATE	03/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	137,779
TOTAL MARKET OB/XF VALUE	237
TOTAL LAND VALUE - MARKET	210,700
TOTAL MARKET VALUE	348,716
SOH/AGL Deduction	0
ASSESSED VALUE	348,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,716
TOTAL JUST VALUE	348,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1313	ADU	155,001	10/22/2025
20122203	REPLACE SEWER LIN	500	10/26/2012
20110382	H/AC	4,000	03/17/2011
20090792	REPAIR/RRF	6,410	06/22/2009
7964	REMODEL	6,584	11/04/1993
7185	REPAIR/RRF	1,600	07/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/0698	1/05/2022	WD	U	I	32	265,000
GRANTOR: DELAP STEPHEN						
GRANTEE: AMELIA 15 LLC						
2518/1893	12/02/2021	FJ	U	I	11	100
GRANTOR: DOPSON MARIANNE ESTAT						
GRANTEE: DELAP STEPHEN & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N16 W12 S2 FSP=[YR=1993] W16 S21 FST=[YR=1993] S12 FCP=[YR=2009] S20 E11 N12 PTO=[YR=2009] E16 N4 FOP=[YR=2009] N4 W16 S4E16$ W16S4$ N8 W11 $ E7 N12 W7 $ E7 N7 E9 N14 $ S14 W9S19 E20 S8 E22 N27 $.

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
2	1243	WD DECK F	0	0	16	21	336.00	SF	3.20	3.20	100	2006	2006	3	22	237	

LAND DESCRIPTION

TOTAL OB/XF 237

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	000100	C	RES	0	0006	R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	210,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,700 Market: 0 Agricultural: 0 Common: 210,700 PRINTED 07/09/2026 BY SYS