BLOCK 266 LOT S1/2 OF 2
PT OR 1418/1265
CITY OF FDNA BEACH

D & S AMELIA PROPERTIES INC
9900 AMELIA ISLAND PKWY #200
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0266-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

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

1238 S 14TH ST, FERNANDINA BEACH

BLD DATE	03/09/2007	PH	LGL DATE	
XF DATE			LAND DATE	05/08/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	270,900
TOTAL MARKET VALUE	270,900
SOH/AGL Deduction	63,134
ASSESSED VALUE	207,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,766
TOTAL JUST VALUE	270,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0031	DEMO HOUSE	6,000	12/30/2024
6820	REMODEL	11,760	10/29/1990
6286	CHNGE SRVC	0	11/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1418/1265	6/08/2006	WD	Q	I		682,000

GRANTOR: METTS MARIE SUE
GRANTEE: D & S AMELIA PROPER

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	0003	C-2	86.00	210.00	18,060.00	SF		1.00	1.00	1.00	15.00	15.00	270,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 270,900 Market: 0 Agricultural: 0 Common: 270,900 PRINTED 07/09/2026 BY SYS