PT BLK 272 BEING ONLY PT LYING
NELY RR R/W & S1/2 OF R/W
ABND BY OR 668/1703

AMELIA RIVER VIEW LLC
2057 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0272-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

BEECH & 2ND ST ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2026 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	141,132
TOTAL MARKET VALUE	141,132
SOH/AGL Deduction	11,761
ASSESSED VALUE	129,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,371
TOTAL JUST VALUE	141,132
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/0059	3/02/2023	WD	Q	V	01	150,000
GRANTOR: ERICKSON ROBERT D &						
GRANTEE: AMELIA RIVER VIEW L						
2233/1512	10/30/2018	TX	U	I	11	70,000
GRANTOR: TAX COLLECTOR						
GRANTEE: ERICKSON ROBERT D &						

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	004000	C	VAC INDUSTIR	0		I-1	0.00	0.00	23,522.00	SF		1.00	1.00	0.50	12.00	6.00	141,132							

REVIEW DATE 05/26/2026 BY DC Total Acres: 0.54 Total Land Value: 141,132 Market: 0 Agricultural: 0 Common: 141,132 PRINTED 07/09/2026 BY SYS