

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

00-00-31-1800-0301-0210

NASSAU COUNTY PROPERTY						PAGE 1 of 1		2	
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE				166,320					
TOTAL MARKET OB/XF VALUE				12,089					
TOTAL LAND VALUE - MARKET				229,500					
TOTAL MARKET VALUE				407,909					
SOH/AGL Deduction				0					
ASSESSED VALUE				407,909					
TOTAL EXEMPTION VALUE				0					
BASE TAXABLE VALUE				407,909					
TOTAL JUST VALUE				407,909					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				290,798					
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
20120377		LO VOLT SECUR SYS			745		03/07/2012		
20101993		H/AC			4,000		11/18/2010		
20100362		OTHER			2,000		02/26/2010		
20100365		ELEC OTHER			1,750		02/26/2010		
20100286		ADDITION			32,000		02/12/2010		
20062433		CARPORT			4,000		11/01/2006		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2809/1408		8/15/2025		WD	Q	I	01	500,000	
GRANTOR: SOLOMON BOBBY G LIVIN									
GRANTEE: AMELIA RIVER VIEW L									
1874/0333		8/20/2013		WD	Q	I	05	225,000	
GRANTOR: ART SANCHEZ INC									
GRANTEE: SOLOMON BOBBY G & R									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2010] W40 S30 AOF=[YR=2010] S20 E20 N20 W20\$ E20 S20 E20 N50\$ PTR=N10W20 AOF=[YR=2010] N20W20S20 E20\$ S10E20\$.									
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
29,500									
Common: 229,500				PRINTED 07/09/2026 BY SYS					