PT GOVT LOTS 2 & 3 OF
SEC 22-2N-28E IN OR 817/594
BEING PARCEL A-1 (EX UTIL ESMT

AMELIA ISLAND PLN COMNITY ASSN
PO BOX 15489
FERNANDINA BEACH, FL 32035

2026

01-6N-29-AICO-0001-0170

BUILDING CHARACTERISTICS

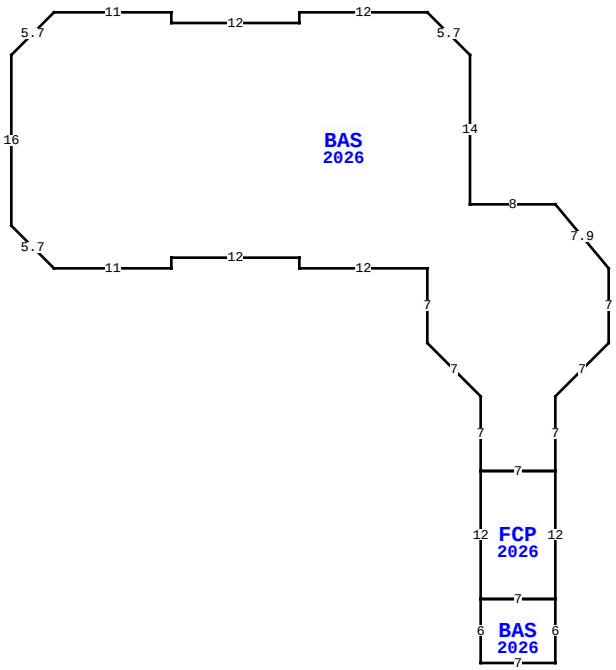
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0005	COMMON S/D LANDS
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	42	100	2026	42	6,040
BAS	1,275	100	2026	1,275	183,364
FCP	84	30	2026	25	3,595
TOTALS	1,401			1,342	193,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,342	137.6550	205.45	275,714	1997	1997	0	0	0	30.00	70.00

1 OFFICE 0% - 2026 Heated Area: 1317 HX Base Yr



6800 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	100
SOH/AGL Deduction	0
ASSESSED VALUE	100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100
TOTAL JUST VALUE	100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100

AMELIA ISLAND PLANTATION GATE HOUSE @ 11 BEACH LAG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007869	R/R COM	400,000	07/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0817/0594	12/05/1997	QC	Q	V	02	100

GRANTOR: AMELIA ISLAND COMPANY
GRANTEE: AMELIA ISLAND PLANT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=29,0] E11 S1 E12 N1 E12 D4R4 S14 E8 D6R5 S7 D5L5 S7 W7 N7 U5L5 N7 W12 N1 W12 S1 W11 U4L4 N16 U4R4 $
FCP=[YR=2026;ORIG=69,43] E7 S12 W7 N12 $
BAS=[YR=2026;ORIG=69,55] E7 S6 W7 N6 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 02/24/2026 BY KWA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/09/2026 BY SYS