PT SEC 10-2N-28E
IN OR 2433/1193

AMELIA ISLAND DEVELOPMENT COMPANY INC
1303 N BAYSHORE DR
SAFETY HARBOR, FL 34695

2026

10-2N-28-0000-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1059.00		

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

4187 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
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	722,500
TOTAL MARKET VALUE	722,500
SOH/AGL Deduction	276,131
ASSESSED VALUE	446,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	446,369
TOTAL JUST VALUE	722,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170095	DEMOLITION	4,187	01/10/2017
20162177	DEMOLITION	10,000	08/09/2016
20053065	ADDITION	1,000	11/22/2005
5465	XFOB	600	07/07/1989
5384	XFOB	2,000	05/24/1989
1284	NEW CONSTR	5,000	11/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2433/1193	2/12/2021	WD	Q	V	01	325,000
GRANTOR: GLEATON MELISSA O & M						
GRANTEE: AMELIA ISLAND DEVEL						
2247/0159	12/28/2018	WD	Q	V	01	285,000
GRANTOR: JONES S MARK						
GRANTEE: GLEATON MELISSA O &						

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	000100	C	RES	0		R-1	85.00	100.00	85.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	722,500							

REVIEW DATE 04/27/2026 BY MLU Total Acres: 0.00 Total Land Value: 722,500 Market: 0 Agricultural: 0 Common: 722,500 PRINTED 07/09/2026 BY SYS