

PT GOVT LOTS 3 & 4 OF
SEC 21-2N-28E IN OR 319/641
BEING MAP #1, PARCEL #36

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

2026

21-2N-28-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

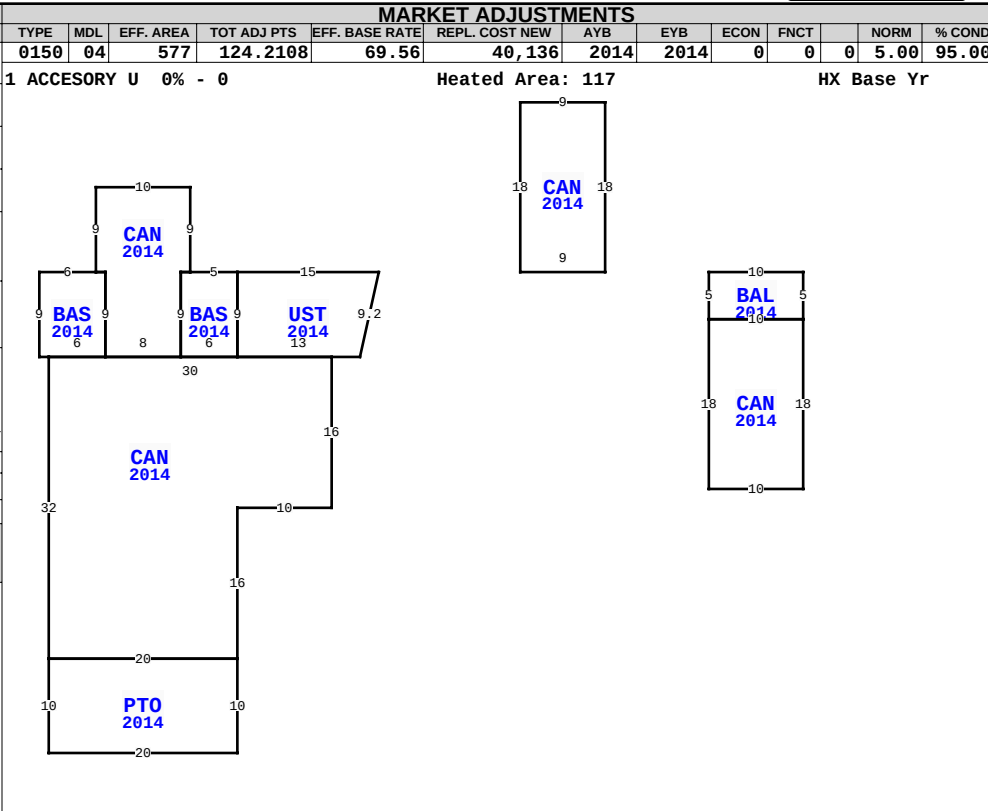
Quality	05	Quality Level 05
DOR CODE	0900	COMMON AREA
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	50	15	2014	8	528
BAS	54	100	2014	54	3,568
BAS	63	100	2014	63	4,163
CAN	162	30	2014	49	3,238
CAN	162	30	2014	49	3,238
CAN	180	30	2014	54	3,568
CAN	800	30	2014	240	15,859
PTO	200	5	2014	10	661
UST	126	40	2014	50	3,304

TOTALS	1,797			577	38,129
--------	-------	--	--	-----	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	94	60	5,640.00	SF	4.00
2	0444	BOX FNC 4'	0	0	0	0	25.00	LF	6.50
3	0810	CONCRETE A	0	0	19	18	342.00	SF	6.50
4	1076	TRELLIS A	0	0	10	3	30.00	SF	7.50
5	1076	TRELLIS A	0	0	10	3	30.00	SF	7.50
6	0350	CARPORT WD	0	0	10	6	60.00	SF	13.00
7	1242	WD DECK A	0	0	12	12	144.00	SF	10.00
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
9	0444	BOX FNC 4'	0	0	0	0	14.00	LF	6.50
10	0300	BOAT DCK W	0	0	0	0	1,440.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000005	C	COMMON S/D L	0		RSF-1	0.00	0.00	1.00



10 DRUMMOND POINT PL, FERNANDINA BEACH	BLD DATE 11/19/2015	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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
1	0812	CONCRETE C	0	0	94	60	5,640.00	SF	4.00	4.00	100	2000	2000	3	75	16,920	
2	0444	BOX FNC 4'	0	0	0	0	25.00	LF	6.50	6.50	100	2005	2005	3	21	34	
3	0810	CONCRETE A	0	0	19	18	342.00	SF	6.50	6.50	100	2005	2005	3	83	1,845	
4	1076	TRELLIS A	0	0	10	3	30.00	SF	7.50	7.50	100	2005	2005	3	85	191	
5	1076	TRELLIS A	0	0	10	3	30.00	SF	7.50	7.50	100	2005	2005	3	85	191	
6	0350	CARPORT WD	0	0	10	6	60.00	SF	13.00	13.00	100	2005	2005	3	21	164	
7	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2005	2005	3	21	302	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	61	366	
9	0444	BOX FNC 4'	0	0	0	0	14.00	LF	6.50	6.50	100	2005	2005	3	21	19	
10	0300	BOAT DCK W	0	0	0	0	1,440.00	SF	40.00	40.00	100	1995	1995	3	20	11,520	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000005	C	COMMON S/D L	0		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
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					0				
PREVIOUS YEAR MKT VALUE					100				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413934	REPAIR/RRF	2,500	05/22/2014
E1427392	NEW CONSTR	0	02/06/2014
P1417171	NEW CONSTR	0	02/06/2014
B1428255	NEW CONSTR	42,270	01/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0319/0641	8/12/1980	QC	U	I	19	1,000	
GRANTOR: AMELIA DUNES INC							
GRANTEE: AMELIA ISLAND PLANT							

BUILDING NOTES									
BUILDING DIMENSIONS									
UST=[YR=2014] W15 BAS=[YR=2014] W5 CAN=[YR=2014] N9 W10 S9 BAS=[YR=2014] W6 S9 E1 CAN=[YR=2014] S32 PTO=[YR=2014] S10 E20 N10 W20\$ E20 N16 E10 N16 W30\$ E6 N9 W1\$ E1 S9 E8 N9 E1\$ W1 S9 E6 N9\$ S9 E13 U9 R2 \$ PTR= E15 CAN=[YR=2014] E9 N18 W9 S18\$ W15\$ PTR= E35 BAL=[YR=2014] E10 S5 CAN=[YR=2014] S18 W10 N18 E10\$ W10 N5\$ W35\$.									

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

21-2N-28-0000-0002-0000

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 100	Market: 0	Agricultural: 0	Common: 100	PRINTED 07/09/2026 BY SYS
-------------	------------	----	----	-------------------	-----------------------	-----------	-----------------	-------------	---------------------------

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

21-2N-28-0000-0002-0000

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 100	Market: 0	Agricultural: 0	Common: 100	PRINTED 07/09/2026 BY SYS
-------------	------------	----	----	-------------------	-----------------------	-----------	-----------------	-------------	---------------------------