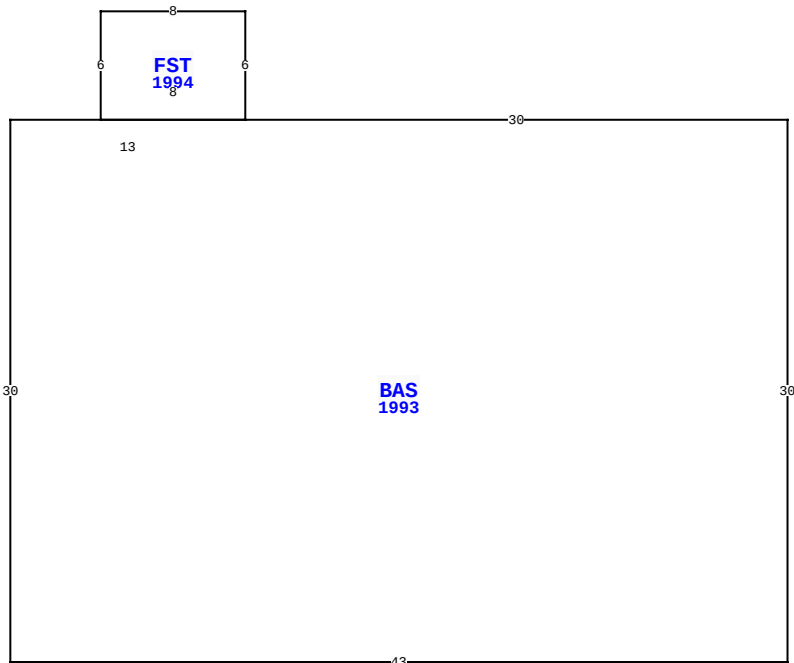


COMMERCIAL RANGE AT AMELIA LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

00-00-30-044B-0052-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																							
ELEMENT										CD CONSTRUCTION										VALUATION SUMMARY																																																							
Exterior Wall										25	MOD METAL 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND																																										
Roof Structur										10	STEEL FRME 100		4803		06	1,324	88.0740		41.84		55,396		1976		1976		0		0		80.00		20.00																																										
Roof Cover										12	MODULAR MT 100		1										STOR WAREH - 0% - 0										Heated Area: 1290										HX Base Yr																																
Interior Wall										01	MINIMUM 100																																																																
Interior Floo										03	CONC FINSH 100																																																																
Ceiling										04	NONE 100																																																																
Air Condition										01	NONE 100																																																																
Heating Type										01	NONE 100																																																																
Plumbing										2 100																																																																	
Frame										05	STEEL 100																																																																
Story Height										15 100																																																																	
RMS										2 100																																																																	
Stories										1. 1. 100																																																																	
Class										00 . 100																																																																	
Units										0 100																																																																	
BUD8 Adjustme										02 DIST FB 100																																																																	
Occupancy										00 OWNER OCC 100																																																																	
Quality										03 Quality Level 03																																																																	
DOR CODE										1700 OFFICE BUILDINGS																																																																	
MAP NUM										MKT AREA																																01																																	
NEIGHBORHOOD/LOC										1010.00																																																																	
AREA TYPE										TOTAL GROSS AREA																																PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS										1,290																																100		1,290		10,795																													
FST										48		70		34		285																																																											
TOTALS										1,338		1,324		11,079		3163 BAILEY RD, FERNANDINA BEACH										BLD DATE 01/07/2019										KK										LGL DATE										01/07/2019										KK									
EXTRA FEATURES																				XF DATE 01/17/2019										KK										LAND DATE										01/07/2019										KK															
																				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	0	0	2,423.00		SF	4.00		4.00		1	1980	1980	3	1	97																																																						
2	6001		ROLLUP DR		0	0	0	0	1.00		UT	400.00		400.00		1	1976	1976	3	1	4																																																						
3	0972		ST LGHT UN		0	0	0	0	1.00		UT	2,530.00		2,530.00		1	2000	2000	3	1	25																																																						
4	0803		ASPHALT C		0	0	80	13	1,040.00		SF	2.00		2.00		1	1990	1990	3	1	21																																																						
5	0812		CONCRETE C		0	0	34	36	1,224.00		SF	4.00		4.00		1	1980	1980	3	1	49																																																						
6	0811		CONCRETE B		0	0	40	18	720.00		SF	5.20		5.20		1	1980	1980	3	1	37																																																						
7	0465		FNC GT 15'		0	0	0	0	1.00		UT	562.50		562.50		1	2000	2000	3	1	6																																																						
8	0466		FNC GT 20'		0	0	0	0	1.00		UT	750.00		750.00		1	2000	2000	3	1	8																																																						
9	0463		FENCE GATE		0	0	0	0	3.00		UT	300.00		300.00		1	2000	2000	3	1	9																																																						
10	0811		CONCRETE B		0	0	0	0	600.00		SF	5.20		5.20		1	2006	2006	3	1	31																																																						
LAND DESCRIPTION										TOTAL OB/XF										287																																																							
L N	USE CODE		CLS		LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																
1	001700		C		1STORY OFF		0			0.00	0.00	15.50	AC		1.00	1.00	1.00	250,000.00	250,000.00	3,875,000																																																							

5-2N-28 LOTS 52 65 99 & 100
IN OR 2197/505
OCEAN BREEZE FARMS PB 2/19

COMMERCIAL RANGE AT AMELIA LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	99,737
CAN	64	30	19	1,755
TOTALS	1,144		1,099	101,492

EXTRA FEATURES	
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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
11	0819	CONC 12"	0	0	0	0	1,324.00	SF	9.50	9.50	1	2006	2006	3	1	126	
12	1123	CB 8"	0	0	0	0	78.00	SF	6.15	6.15	1	2006	2006	3	1	5	
13	0803	ASPHALT C	0	0	0	0	3,926.00	SF	2.00	2.00	1	1985	1985	3	1	79	
14	0811	CONCRETE B	0	0	0	0	794.00	SF	5.20	5.20	1	1985	1985	3	1	41	
15	0811	CONCRETE B	0	0	0	0	825.00	SF	5.20	5.20	1	1985	1985	3	1	43	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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REVIEW DATE	01/07/2019	BY	KK
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	1,099	104.8950	148.95	163,696	1985	1990	0	0	0	38.00 62.00

2 OFFICE 1&2 - 0% - 0

Heated Area: 1080

HX Base Yr

36

36

19

11

8

8

8

8

BAS

1993

CAN

1993

R.D. DATE

01/07/2019

KK

L.G.I. DATE

BLD DATE	01/07/2019	KK	LGL DATE	
XF DATE	01/17/2019	KK	LAND DATE	01/07/2019
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
11	0819	CONC 12"	0	0	0	0	1,324.00	SF	9.50	9.50	1	2006	2006	3	1	126	
12	1123	CB 8"	0	0	0	0	78.00	SF	6.15	6.15	1	2006	2006	3	1	5	
13	0803	ASPHALT C	0	0	0	0	3,926.00	SF	2.00	2.00	1	1985	1985	3	1	79	
14	0811	CONCRETE B	0	0	0	0	794.00	SF	5.20	5.20	1	1985	1985	3	1	41	
15	0811	CONCRETE B	0	0	0	0	825.00	SF	5.20	5.20	1	1985	1985	3	1	43	

TOTAL OB/XF	294
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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REVIEW DATE	01/07/2019	BY	KK
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Total Acres:	15.50
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Total Land Value:	3,875,000
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Market:	0
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Agricultural:	0
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Common:	3,875,000
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PRINTED	08/02/2023 BY SYS
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NASSAU COUNTY PROPERTY											
PAGE 2 of 2											

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		200
TOTAL MARKET OB/XF VALUE		581
TOTAL LAND VALUE - MARKET		3,875,000
TOTAL MARKET VALUE		3,875,781
SOH/AGL Deduction		2,065,744
ASSESSED VALUE		1,810,037
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,810,037
TOTAL JUST VALUE		3,875,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,418,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060878	FOUNDATION	500	04/26/2006
20060133	REMODEL	20,000	01/20/2006
20053118	ELEC OTHER	1,000	12/07/2005
B991794	XFOB	5,500	12/10/1999
R991988	REPAIR/RRF	3,000	09/01/1999
8378	ADDITION	4,000	06/10/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2197/0505	5/18/2018	SW	U	I	18	1,530,000	
GRANTOR: NASSAU COUNTY BOARD 0							
GRANTEE: COMMERCIAL RANGE AT							

BUILDING NOTES							
BAS=[YR=1993] W30 S36 E11 CAN=[YR=1993] S8 E8 N8 W8\$ E19 N36\$.							

BUILDING DIMENSIONS							
BAS=[YR=1993] W30 S36 E11 CAN=[YR=1993] S8 E8 N8 W8\$ E19 N36\$.							

BUILDING DIMENSIONS							
BAS=[YR=1993] W30 S36 E11 CAN=[YR=1993] S8 E8 N8 W8\$ E19 N36\$.							

BUILDING DIMENSIONS							
BAS=[YR=1993] W30 S36 E11 CAN=[YR=1993] S8 E8 N8 W8\$ E19 N36\$.							

REVIEW DATE	01/07/2019	BY	KK
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Total Acres:	15.50
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Total Land Value:	3,875,000
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Market:	0
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Agricultural:	0
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Common:	3,875,000
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PRINTED	08/02/2023 BY SYS
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