

PT OF LOT 97 S-2
IN OR 1511/713
ESMT IN OR 989/1859

CORNERSTONE OF AMELIA LLC
9900 AMELIA ISLAND PKWY #200
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0097-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	03	CONC FINSH 20
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	03	9 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		19 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1600COMMUNITY SHOPPING

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	375	15	56	5,192
BAS	1,250	100	1,250	115,895
BAS	3,250	100	3,250	301,327
BAS	1,250	100	1,250	115,895
CAN	154	30	46	4,265
CAN	154	30	46	4,265
FUS	1,514	100	1,514	140,372
SDA	3,470	110	3,817	353,897
STR	204	10	20	1,854
TOTALS	11,621		11,249	1,042,961

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
1	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2009	2009	3	94	447	
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2009	2009	3	100	10,000	
4	0649	LIGHTS-GD	0	0	0	0	22.00	SF	225.00	225.00	100	2009	2009	3	45	2,228	
5	0400	CONC CURB	0	0	0	0	1,038.00	LF	15.00	15.00	100	2009	2009	3	94	14,636	
6	0803	ASPHALT C	0	0	0	0	20,550.00	SF	2.00	2.00	100	2009	2009	3	66	27,126	
7	0812	CONCRETE C	0	0	0	0	1,345.00	SF	4.00	4.00	100	2009	2009	3	91	4,896	
8	0812	CONCRETE C	0	0	0	0	3,670.00	SF	4.00	4.00	100	2009	2009	3	91	13,359	
9	0970	ST LIGHTS	0	0	0	0	4.00	UT	0.00	0.00	100	2009	2009	3	100	0	
10	2011	RVLT DR 7"	0	0	0	0	1.00	UT	23,000.00	23,000.00	100	2009	2009	3	98	22,540	
11	1075	TRELLIS G	0	0	0	0	473.00	SF	35.00	35.00	100	2009	2009	3	60	9,933	

LAND DESCRIPTION

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
1	001610	C	SH CTR NHD	0	0004	CI	0.00	0.00	57,063.00	SF		1.00	1.00	1.25	12.50	15.63	891,609							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	11,249	97.1004	106.57	1,198,806	2009	2009	0	0	0	13.00	87.00

1 NBHD SHOP - 0% - 0

Heated Area: 10734

HX Base Yr

The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and year. The areas and their dimensions are as follows:

- STR 2009**: A small rectangular area at the top left, measuring 14 by 9.
- SDA 2009**: A large rectangular area on the left side, measuring 35 by 65.
- BAS 2013**: A rectangular area in the center, measuring 65 by 50.
- BAS 2015**: A rectangular area to the right of the central BAS 2013, measuring 50 by 25.
- BAS 2013**: Another rectangular area to the right of the BAS 2015, measuring 50 by 25.
- CAN 2020**: Two small rectangular areas at the bottom, each measuring 7 by 7.
- BAL 2009**: A rectangular area at the bottom right, measuring 30 by 15.
- FUS 2009**: A rectangular area at the bottom right, measuring 35 by 46.

Various other dimensions are provided for the walls and internal divisions of these areas.

BLD DATE	01/20/2022	KK	LGL DATE	
YE DATE	01/20/2022	KK	LAND DATE	01/20/2022

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