

PT OF LOTS 2 & 3  
IN OR 2525/1205  
SUB OF S0 PT SEC 12 DBK 39/292

PALMETTO WALK AMELIA LLC  
960185 GATEWAY BLVD STE 203  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0002-0040



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 06 BD/BATTEN 100  |
| Roof Structur            | 04 WOOD TRUSS 100 |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 06 VINYL ASB 50   |
| Interior Floo            | 14 CARPET 50      |
| Ceiling                  | 02 F.NOT SUS 100  |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Fixtures                 | 10 100            |
| Frame                    | 02 WOOD FRAME 100 |
| Story Height             | 10 100            |
| RMS                      | 4 100             |
| Stories                  | 1.5 1.5 100       |
| Units                    | 0 100             |
| BUD8 Adjustme            | 05 DIST 1A 100    |
| Occupancy                | 00 NONE 100       |

Quality 04 Quality Level 04  
DOR CODE 1600 COMMUNITY SHOPPING

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3016.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,757            | 100         | 2,757        | 200,507              |
| BAS       | 287              | 100         | 287          | 20,872               |
| FOP       | 1,331            | 30          | 399          | 29,018               |
| FUS       | 1,293            | 100         | 1,293        | 94,035               |
| STR       | 16               | 10          | 2            | 146                  |
| STR       | 18               | 10          | 2            | 146                  |
| STR       | 28               | 10          | 3            | 218                  |
| STR       | 36               | 10          | 4            | 291                  |
| USP       | 120              | 40          | 48           | 3,491                |
| TOTALS    | 5,886            |             | 4,795        | 348,723              |

EXTRA FEATURES

| L N | OB/IF CODE | DESCRIPTION | BLD | CAP | L  | W |  |
|-----|------------|-------------|-----|-----|----|---|--|
| 1   | 0803       | ASPHALT C   | 0   | 0   | 0  | 0 |  |
| 2   | 0803       | ASPHALT C   | 0   | 0   | 0  | 0 |  |
| 3   | 1243       | WD DECK F   | 0   | 0   | 0  | 0 |  |
| 4   | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 |  |
| 5   | 0418       | EXHST FAN   | 0   | 0   | 0  | 0 |  |
| 6   | 0476       | VF 6 SBPL   | 0   | 0   | 0  | 0 |  |
| 7   | 0855       | CONC PAVER  | 0   | 0   | 0  | 0 |  |
| 8   | 0971       | ST LGHT OV  | 0   | 0   | 0  | 0 |  |
| 9   | 0646       | LWN SPRK H  | 0   | 0   | 0  | 0 |  |
| 10  | 0381       | COOLER      | 0   | 0   | 10 | 8 |  |

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   | 001600   | C   | SH CTR COM           | 0   | 0006 | CG       | 200.00 | 210.00 | 60,100.00   | SF        |     | 1.00     | 1.00   | 1.00    | 12.50      | 12.50          | 751,250    |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS                                                                                                 |     |           |             |                |                |      |      |      |      |    |       |        |
|--------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| TYPE                                                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |
| 2101                                                                                                               | 04  | 4,795     | 92.2004     | 163.43         | 783,647        | 1987 | 1987 | 0    | 0    | 10 | 45.50 | 44.50  |
| 1 RSTARANT 1 - 0% - 0 Heated Area: 4337 HX Base Yr                                                                 |     |           |             |                |                |      |      |      |      |    |       |        |
|                                                                                                                    |     |           |             |                |                |      |      |      |      |    |       |        |
| BLD DATE 03/22/2019 KK LGL DATE 03/22/2019 KK<br>XF DATE 03/22/2019 KK LAND DATE 03/22/2019 KK<br>INC DATE AG DATE |     |           |             |                |                |      |      |      |      |    |       |        |

4924 FIRST COAST HWY, FERNANDINA BEACH

| TOTAL OB/IF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 28,947      |  |  |  |  |  |  |  |  |  |  |  |  |

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| VALUATION BY              |           | STANDARD  |
|---------------------------|-----------|-----------|
| Tax Group: 8              | Tax Dist: |           |
| BUILDING MARKET VALUE     |           | 792,558   |
| TOTAL MARKET OB/XF VALUE  |           | 28,947    |
| TOTAL LAND VALUE - MARKET |           | 751,250   |
| TOTAL MARKET VALUE        |           | 1,572,755 |
| SOH/AGL Deduction         |           | 718,055   |
| ASSESSED VALUE            |           | 854,700   |
| TOTAL EXEMPTION VALUE     |           | 0         |
| BASE TAXABLE VALUE        |           | 854,700   |
| TOTAL JUST VALUE          |           | 1,572,755 |
| NCON VALUE                |           | 0         |
| INCOME VALUE              |           | 312,287   |
| PREVIOUS YEAR MKT VALUE   |           | 777,000   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| M1217728   | H/AC        | 0      | 11/01/2012 |
| B1226517   | REMODEL     | 2,000  | 10/01/2012 |
| M16235     | REMODEL     | 0      | 06/01/2011 |
| M16248     | H/AC        | 0      | 06/01/2011 |
| P14810     | REMODEL     | 0      | 06/01/2011 |
| B24738     | REMODEL     | 37,700 | 05/01/2011 |

| SALES DATA                    |            |           |     |     |        |
|-------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2525/1205                     | 12/29/2021 | WD Q      | I   | 01  |        |
| GRANTOR: PALMETTO WALK II INC |            |           |     |     |        |
| GRANTEE: PALMETTO WALK AMELI  |            |           |     |     |        |
| 0698/1895                     | 2/23/1994  | WD U      | I   | 19  | 100    |
| GRANTOR: PALMETTO WALK II     |            |           |     |     |        |
| GRANTEE: PALMETTO WALK II IN  |            |           |     |     |        |

BUILDING NOTES

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W8 STR=[YR=2013] N4 W4 S4 E4\$ W30<br>USP=[YR=2013] N2 STR=[YR=2013] E3 N6 W3 S6\$ N8 W12<br>BAS=[YR=1995] N10 W28 FOP=[YR=1993] W7 S18 W4 S17 E4 S24<br>E19 STR=[YR=2013] S4 E7 N4 W7\$ E32 S4 E4 STR=[YR=2013] S4<br>E9 N4 W9\$ E13 N4 E17 S1 E32 U8 L8 W102 N24 E3 N4 W3 N24\$ S7<br>E21 S13 E7 N10\$ S10 E12\$ W19 N13 W21 S17 E3 S4 W3 S24 E78<br>N32\$ PTR= E40 FUS=[YR=1993] E29 S45 W29 N24 E3 N4 W3 N17\$ W40\$. |  |  |  |  |  |  |  |  |  |  |  |  |

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