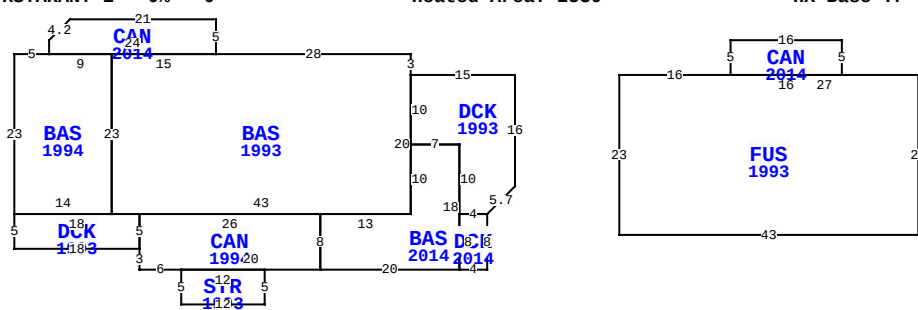


PALMETTO WALK AMELIA LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

00-00-30-0760-0003-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 5																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																	
Exterior Wall	06	BD/BATTEN 100								2101	04	2,691	90.9168	161.15	433,655	1979	1992	0	0	20	34.00	46.00																	
Roof Structur	04	WOOD TRUSS 100								4 RSTARANT 1 - 0% - 0										Heated Area: 2530										HX Base Yr									
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	13	LVT/LAMNT 30																																					
Ceiling	02	F.NOT SUS 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures	11	100																																					
Frame	02	WOOD FRAME 100																																					
Story Height		9 100																																					
RMS		4 100																																					
Stories	2.	2. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		1600COMMUNITY 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	989	100	989	73,313																																			
BAS	322	100	322	23,869																																			
BAS	230	100	230	17,050																																			
CAN	208	30	62	4,596																																			
CAN	80	30	24	1,779																																			
CAN	116	30	35	2,594																																			
DCK	90	10	9	667																																			
DCK	222	10	22	1,631																																			
DCK	32	10	3	222																																			
FUS	989	100	989	73,313																																			
TOTALS	3,338		2,691	199,481																																			
EXTRA FEATURES					4828 FIRST COAST HWY, FERNANDINA BEACH																																		
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	1242	WD DECK A	0	0	5	16		90.00	SF	10.00		10.00	100	1986	1986	3	20	180																					
2	0810	CONCRETE A	0	0	6	20		120.00	SF	6.50		6.50	100	1986	1986	3	52	406																					
3	0803	ASPHALT C	0	0	0	0		21,651.00	SF	2.00		2.00	100	1986	1986	3	50	21,651																					
4	1242	WD DECK A	0	0	38	4		152.00	SF	10.00		10.00	100	1986	1986	3	20	304																					
5	0810	CONCRETE A	0	0	21	21		441.00	SF	6.50		6.50	100	1986	1986	3	52	1,491																					
6	1242	WD DECK A	0	0	8	24		192.00	SF	10.00		10.00	100	1986	1986	3	20	384																					
7	0810	CONCRETE A	0	0	0	0		363.00	SF	6.50		6.50	100	1987	1987	3	54.5	1,286																					
8	0446	BOX FNC 6'	0	0	0	0		16.00	LF	20.00		20.00	100	1987	1987	3	20	64																					
9	0940	SHEDS/PORT	0	0	8	8		64.00	SF	30.00		30.00	100	1987	1987	3	20	384																					
10	1242	WD DECK A	0	0	12	10		120.00	SF	10.00		10.00	100	1987	1987	3	20	240																					
LAND DESCRIPTION					TOTAL OB/XF										26,390																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		CG	0.00	0.00	184,258.00	SF		1.00	1.00	0.80	12.50	10.00	1,842,580																						

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

00-00-30-0760-0003-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 5																												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																										
Exterior Wall	06	BD/BATTEN 100								1101	04	3,594	88.1268	129.11	464,021	1986	1986	0	0	20	48.00	32.00	VALUATION BY																									
Roof Structur	04	WOOD TRUSS 100								5 RETAILSTOR - 0% - 0														Heated Area: 3404								HX Base Yr								STANDARD								
Roof Cover	12	MODULAR MT 100																														Tax Group: 8								Tax Dist:								
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE								566,762								
Interior Floo	11	CLAY TILE 60																														TOTAL MARKET OB/XF VALUE								60,689								
Interior Floo	12	HARDWOOD 40																														TOTAL LAND VALUE - MARKET								1,842,580								
Ceiling	02	F.NOT SUS 100																														TOTAL MARKET VALUE								2,470,031								
Air Condition	04	ROOF TOP 100																														SOH/AGL Deduction								0								
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								2,470,031								
Fixtures	2	100																														TOTAL EXEMPTION VALUE								0								
Frame	02	WOOD FRAME 100																														BASE TAXABLE VALUE								2,470,031								
Story Height		9 100																														TOTAL JUST VALUE								2,470,031								
RMS		3 100																														NCON VALUE								0								
Stories	2.	2. 100																														INCOME VALUE								21,233,736								
Units		0 100																														PREVIOUS YEAR MKT VALUE								2,368,000								
Occupancy	00	NONE 100																																														
Quality		03	Quality Level 03																																													
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																																												
BAL	25	15	4	165																																												
BAS	2,135	100	2,135	88,208																																												
DCK	50	10	5	207																																												
FUS	1,269	100	1,269	52,429																																												
STR	56	10	6	248																																												
UOP	30	20	6	248																																												
UOP	74	20	15	620																																												
USP	384	40	154	6,363																																												
TOTALS		4,023		3,594	148,487																																											
EXTRA FEATURES										4828 FIRST COAST HWY, FERNANDINA BEACH										BLD DATE 06/11/2018 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																																
11	0855	CONC PAVER	0	0	0	141.00	SF	10.00	10.00	100	1987	1987	3	54.5	768																																	
12	0855	CONC PAVER	0	0	18	4	72.00	SF	10.00	10.00	100	1987	1987	3	54.5	392																																
13	0430	CL FNC 6B	0	0	0	56.00	LF	9.70	9.70	100	1987	1987	3	25	136																																	
14	0465	FNC GT 15'	0	0	0	1.00	UT	562.50	562.50	100	2000	2000	3	55	309																																	
15	0424	CL FNC 6'	0	0	0	184.00	LF	20.00	20.00	100	2005	2005	3	69	2,539																																	
16	0971	ST LGHT OV	0	0	0	2.00	UT	1,555.00	1,555.00	100	2005	2005	3	69	2,146																																	
18	0811	CONCRETE B	0	0	0	541.00	SF	5.20	5.20	100	2012	2012	3	94	2,644																																	
19	0855	CONC PAVER	0	0	0	177.00	SF	10.00	10.00	100	1987	1987	3	54.5	965																																	
20	0479	VF PICKET	0	0	0	24.00	LF	10.00	10.00	100	2000	2000	3	55	132																																	
21	0810	CONCRETE A	0	0	16	7	112.00	SF	6.50	100	1987	1987	3	54.5	397																																	
LAND DESCRIPTION										TOTAL OB/XF										10,428																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								

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

00-00-30-0760-0003-0030

[illegible]

PT LOTS 3, 6 & CLOSED RD LYING
BETWEEN LOTS 3 & 6
IN OR 2525/1200 BEING

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

2023

00-00-30-0760-0003-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	4 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

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	924	100	924	38,169
DCK	172	10	17	702
FUS	924	100	924	38,169
STR	12	10	1	41
STR	32	10	3	124
STR	48	10	5	206
UOP	132	20	26	1,074
UOP	216	20	43	1,776

TOTALS 2,460 1,943 80,263

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
32	1242	WD DECK A	0	0	16	5	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
33	0810	CONCRETE A	0	0	0	0	472.00	SF	6.50	6.50	100	2010	2010	3	92	2,823	
34	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1990	1990	3	20	320	
35	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	2000	2000	3	20	32	
36	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2000	2000	3	55	248	
37	0855	CONC PAVER	0	0	0	0	763.00	SF	10.00	10.00	100	2014	2014	3	95	7,249	
38	0381	COOLER	0	0	12	8	96.00	SF	82.50	82.50	100	2014	2014	3	80	6,336	

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
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REVIEW DATE 06/11/2018 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
1701	04	1,943	90.9090	129.09	250,822	1986	1986	0	0	20	48.00
7 OFFICE 1&2 - 0% - 0 Heated Area: 1848 HX Base Yr											

4828 FIRST COAST HWY, FERNANDINA BEACH

TOTAL OB/XF											
17,168											

TOTAL OB/XF											
17,168											

Total Acres: 0.00 Total Land Value: 1,842,580 Market: 0 Agricultural: 0 Common: 1,842,580

NASSAU COUNTY PROPERTY PAGE 4 of 5

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	566,762
TOTAL MARKET OB/XF VALUE	60,689
TOTAL LAND VALUE - MARKET	1,842,580
TOTAL MARKET VALUE	2,470,031
SOH/AGL Deduction	0
ASSESSED VALUE	2,470,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,470,031
TOTAL JUST VALUE	2,470,031
NCON VALUE	0
INCOME VALUE	21,233,736
PREVIOUS YEAR MKT VALUE	2,368,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4278	N/A	139,304	07/31/1987
4278	NEW CONSTR	139,304	07/31/1987
3559	NEW CONSTR	4,000	08/14/1986
3040	NEW CONSTR	45,906	04/02/1986
3169	NEW CONSTR	45,470	02/04/1986
3041	NEW CONSTR	36,200	08/18/1985

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2525/1200	12/29/2021	WD	Q	I	01
GRANTOR: PALMETTO WALK 1 INC					
GRANTEE: PALMETTO WALK AMELI					
2346/1688	3/13/2020	WD	U	I	11
GRANTOR: TENNILLE WILSON R					
GRANTEE: PALMETTO WALK 1 INC					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1993] W9 DCK=[YR=1993] N4 E3 N4 W6 S4 W12 N4 W1 N2 W8 S10 E24\$ W33 S22 E7 UOP=[YR=1993] S8 E3 STR=[YR=1993] S2 E6 N2 W6\$ E24 STR=[YR=1993] E4 N8 W4 S8\$ N8 W27\$ E35 N22\$ PTR= E15 FUS=[YR=1993] E9 UOP=[YR=1993] N8 E9 STR=[YR=1993] E12 S4 W12 N4\$ S4 E15 S4 W24\$ E33 S22 W42 N22\$ W15\$.					

TOTAL OB/XF											
17,168											

PRINTED 08/02/2023 BY SYS

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

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