

PT OF LOT 3
IN OR 2525/1200 BEING
PARCEL 1

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

2023

00-00-30-0760-0003-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	16	WD FR STUC 100								1101	04	1,043	76.5450	112.14	116,962	1986	1986	0	0	0	48.00	52.00	VALUATION BY STANDARD								
Roof Structur	04	WOOD TRUSS 100								1 RETAILSTOR - 0% - 0														Heated Area: 1028 HX Base Yr							
Roof Cover	03	COMP SHNGL 100																						Tax Group: 8 Tax Dist:							
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE 300							
Interior Floo	09	PINE WOOD 100																						TOTAL MARKET OB/XF VALUE 4,188							
Ceiling	02	F.NOT SUS 100																						TOTAL LAND VALUE - MARKET 522,712							
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE 527,200							
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction 0							
Fixtures	2	100																						ASSESSED VALUE 527,200							
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE 0							
Story Height	8	100																						BASE TAXABLE VALUE 527,200							
RMS	3	100																						TOTAL JUST VALUE 527,200							
Stories	1.	1. 100								NCON VALUE 0																					
Units	0	100								INCOME VALUE																					
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE 555,000																					
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	1,028	100	1,028	59,946																											
CAN	4	30	1	58																											
CAN	24	30	7	408																											
DCK	70	10	7	408																											
TOTALS		1,126		1,043		60,820																									
EXTRA FEATURES										4856 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	0803	ASPHALT C	0	0	0	0			10,242.00	SF	2.00					4,097															
2	0855	CONC PAVER	0	0	0	0			256.00	SF	10.00					26															
3	0810	CONCRETE A	0	0	0	0			395.00	SF	6.50					26															
4	1242	WD DECK A	0	0	0	0			62.00	SF	10.00					6															
5	0855	CONC PAVER	0	0	9	4			36.00	SF	10.00					4															
6	0446	BOX FNC 6'	0	0	0	0			12.00	LF	20.00					2															
7	0810	CONCRETE A	0	0	0	0			420.00	SF	6.50					27															
LAND DESCRIPTION										TOTAL OB/XF										4,188											
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		CG	200.00	210.00	41,817.00	SF		1.00	1.00	1.00	12.50	12.50	522,712														
REVIEW DATE 06/11/2018 BY KK Total Acres: 0.00 Total Land Value: 522,712 Market: 0 Agricultural: 0 Common: 522,712 PRINTED 08/02/2023 BY SYS																															

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CONSTRUCTION										VALUATION SUMMARY																																											
Exterior Wall	06	BD/BATTEN 100								1101	04	2,261	85.9320	125.89	284,637	1986	1986	0	0	0	48.00	52.00	VALUATION BY				STANDARD																										
Roof Structur	04	WOOD TRUSS 100								2 RETAILSTOR - 0% - 0										Heated Area: 2136										HX Base Yr										Tax Group: 8				Tax Dist:									
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE										300													
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										4,188													
Interior Floo	12	HARDWOOD 50																												TOTAL LAND VALUE - MARKET										522,712													
Interior Floo	13	LVT/LAMNT 50																												TOTAL MARKET VALUE										527,200													
Ceiling	02	F.NOT SUS 100																												SOH/AGL Deduction										0													
Air Condition	03	CENTRAL 100																												ASSESSED VALUE										527,200													
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE										0													
Fixtures	4	100																												BASE TAXABLE VALUE										527,200													
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE										527,200													
Story Height		9 100																												NCON VALUE										0													
RMS		3 100																												INCOME VALUE																							
Stories	2.	2. 100																												PREVIOUS YEAR MKT VALUE										555,000													
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	1,212	100	1,212	79,341																																																	
CAN	357	30	107	7,004																																																	
FUS	924	100	924	60,487																																																	
STR	28	10	3	197																																																	
STR	48	10	5	327																																																	
STR	56	10	6	393																																																	
UOP	20	20	4	262																																																	
TOTALS		2,645		2,261		148,011																																															
EXTRA FEATURES										4856 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																																					

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