PT OF LOT 4
PT OR 1136/1710
EX R/W OR 670/1822

AMELIA STEAKHOUSE INC/
C/O MICHEL AZAR, 4925 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0004-0130

BUILDING CHARACTERISTICS

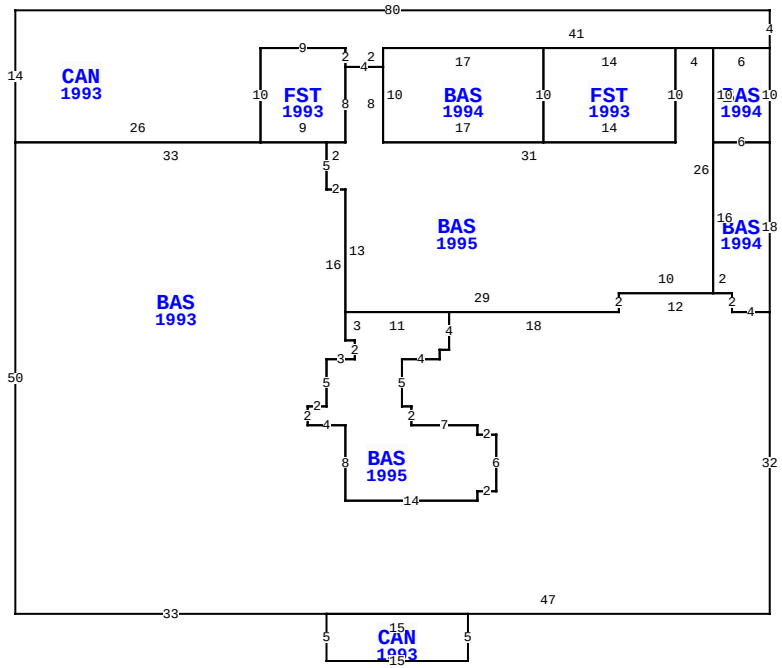
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,966	100	2,966	353,026
BAS	60	100	60	7,141
BAS	104	100	104	12,378
BAS	170	100	170	20,234
BAS	238	100	238	28,328
BAS	764	100	764	90,935
CAN	75	30	22	2,618
CAN	588	30	176	20,948
FST	90	50	45	5,356
FST	140	50	70	8,332
TOTALS	5,195		4,615	549,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	4,615	101.7450	180.34	832,269	1992	1992	0	0	0	34.00	66.00

1 RSTARANT 1 – 0% - 0 Heated Area: 4302 HX Base Yr



4919 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	09/21/2018	KK	LGL DATE	
XF DATE	09/21/2018	KK	LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	549,298
TOTAL MARKET OB/XF VALUE	85,644
TOTAL LAND VALUE - MARKET	670,388
TOTAL MARKET VALUE	1,305,330
SOH/AGL Deduction	337,426
ASSESSED VALUE	967,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	967,904
TOTAL JUST VALUE	1,305,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	939,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005349	ROOF	21,742	07/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1136/1710	5/12/2003	WD	Q	I		1,200,000
GRANTOR: BILRO INC						
GRANTEE: AMELIA STEAKHOUSE I						
0655/0546	4/22/1992	WD	U	V		140,000
GRANTOR: HART ROBT & BILLIE						
GRANTEE: BILRO INC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W80 S14 BAS=[YR=1993] S50 E33 CAN=[YR=1993] S5 E15 N5 W15 $ E47 N32 BAS=[YR=1994] N18 BAS=[YR=1994] N10 W6 BAS=[YR=1995] W4 FST=[YR=1993] W14 BAS=[YR=1994] W17 S10 E17 N10 $ S10 E14 N10 $ S10 W31 N8 W4 FST=[YR=1993] N2 W9 S10 E9 N8 $ S8 W2 S5 E2 S13 BAS=[YR=1995] S3 E1 S2 W3 S5 W2 S2 E4 S8 E14 N1 E2 N6 W2 N1 W7 N2 W1 N5 E4 N1 E1 N4 W11$ E29 N2 E10 N26$ S10 E6$ W6 S16 E2 S2 E4$ W4 N2 W12 S2 W18 S4 W1 S1 W4 S5 E1 S2 E7 S1 E2 S6 W2 S1 W14 N8 W4 N2 E2 N5 E3 N2 W1 N16 W2 N5 W33$ E26 N10 E9 S2 E4 N2 E41 N4$.

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	0812	CONCRETE C	0	0	0	0	5,167.00	SF	4.00	4.00	100	1992	1992	3	66	13,641	
2	0811	CONCRETE B	0	0	0	0	932.00	SF	5.20	5.20	100	1992	1992	3	66	3,199	
3	0812	CONCRETE C	0	0	0	0	23,442.00	SF	4.00	4.00	100	1992	1992	3	66	61,887	
4	0812	CONCRETE C	0	0	0	0	1,258.00	SF	4.00	4.00	100	1992	1992	3	66	3,321	
5	0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00	20.00	100	1992	1992	3	20	100	
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2000	2000	3	55	248	
7	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1992	1992	3	20	160	
8	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	100	2000	2000	3	40	832	
9	0462	ST/AL FNC	0	0	0	0	372.00	SF	10.00	10.00	100	1993	1993	3	20	744	
10	0940	SHEDS/PORT	0	0	16	15	240.00	SF	30.00	30.00	100	2002	2002	3	21	1,512	

TOTAL OB/XF 85,644

LAND DESCRIPTION

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	002100	C	RESTAURANT	0	0006		0.00	0.00	74,487.60	SF		1.00	1.00	1.00	9.00	9.00	670,388							

REVIEW DATE 09/21/2018 BY KK Total Acres: 0.00 Total Land Value: 670,388 Market: 0 Agricultural: 0 Common: 670,388 PRINTED 08/02/2023 BY SYS