

JHH AMELIA MARKET LLC/
C/O CORO REALTY ADVISORS, ATTN: JOHN W LUNDEEN III
ATLANTA, GA 30327

00-00-30-0760-0007-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY					PAGE 1 of 6	8				
Exterior Wall	15	CONC BLOCK 80					1601	04	5,892	135.9953	159.11	937,476	2000	2010		0		0	36.00	64.00	VALUATION BY					DIRECT_CAP				
Roof Structure	17	CB STUCCO 20					5 COMNTYSHOP - 0% - 0														Heated Area: 5880					HX Base Yr				
Roof Cover	10	STEEL FRME 100					58 20 2																							

PT OF LOTS 7 10 11 14 & 15
IN OR 2243/1555
(EX ESMT IN OR 956/1699)

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2023

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BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK	90		
Exterior Wall	17	CB STUCCO	10		
Roof Structure	10	STEEL FRME	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	90		
Interior Wall	08	DECORATIVE	10		
Interior Floor	13	LVT/LAMNT	100		
Ceiling	01	FIN.SUSPD	100		
Air Condition	04	ROOF TOP	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		9	100		
Frame	03	MASONRY	100		
Story Height		18	100		
RMS		8	100		
Stories	1.	1.	100		
Units		0	100		
BUD4 Adjustme	15	.	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	3,460	100	3,460	396,001	
CAN	80	30	24	2,747	
TOTALS	3,540		3,484	398,748	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	3,484	152.8476	178.83	623,044	2000	2010	0	0	0	36.00	64.00

8

COMNTYSHOP - 0% - 0

Heated Area: 3460

HX Base Yr

57

60

58

20

40

2

2

40

2000

BAS

2000

BLD DATE	11/29/2021	KK	LGL DATE	
XF DATE	11/29/2021	KK	LAND DATE	11/29/2021

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[illegible]

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REVIEW DATE 11/29/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

[illegible]