LOT 12 & PT OF LOT 15
IN OR 2411/171
EX ESMT OR 262/356 & 602/1016

AMELIA SDC LLC
C/O SAGLO DEVELOPMENT CORP, 290 NW 165TH ST PH-2
MIAMI, FL 33169

2023

00-00-30-0800-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

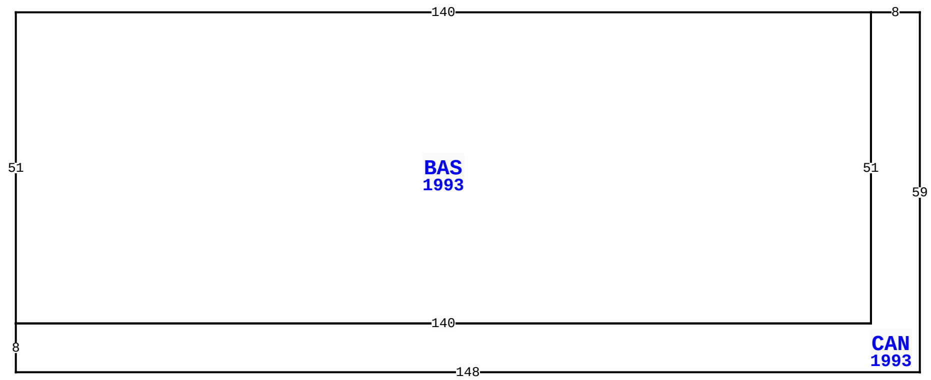
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,140	100	7,140	196,821
CAN	1,592	30	478	13,177
TOTALS	8,732		7,618	209,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1601	04	7,618	117.8070	137.83	1,049,989	1987	1987	0	0	30	50.00	20.00

1 COMNTYSHOP – 0% - 0   Heated Area: 7140   HX Base Yr



BLD DATE	10/07/2021	KK	LGL DATE	
XF DATE	10/07/2021	KK	LAND DATE	10/07/2021 KK
INC DATE			AG DATE	

1722 S 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,100,302
SOH/AGL Deduction	0
ASSESSED VALUE	3,100,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,100,302
TOTAL JUST VALUE	3,100,302
NCON VALUE	0
INCOME VALUE	3,100,302
PREVIOUS YEAR MKT VALUE	3,485,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210064	ROOF	0	05/03/2021
20200062	REMODEL-1734 S 8T	161,702	06/25/2020
20190104	REMODEL	35,000	12/06/2019
20184163	REMODEL	9,500	12/10/2018
20183534	REPAIR/RRF	32,000	10/12/2018
20172271	REMODEL	0	07/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0171	11/20/2020	SW	Q	I	01	4,100,000
GRANTOR: AMELIA IMPROVEMENTS L						
GRANTEE: AMELIA SDC LLC						
1463/0849	12/05/2006	WD	U	I	09	4,900,000
GRANTOR: EDENS & AVANT FINANCI						
GRANTEE: AMELIA IMPROVEMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W8 BAS=[YR=1993] W140 S51 E140 N51$ S51 W140 S8 E148 N59 $.

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	0966	FIRE SPRNK	0	0	0	0	95,068.00	SF	4.20	4.20	1	1987	1987	3	1	3,993	
2	0811	CONCRETE B	0	0	0	0	859.00	SF	5.20	5.20	1	1978	1978	3	1	45	
3	0090	AUTO DOOR	0	0	0	0	4.00	UT	2,500.00	2,500.00	1	1987	1987	3	1	100	
4	0812	CONCRETE C	0	0	0	0	5,037.00	SF	4.00	4.00	1	1978	1978	3	1	201	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	3,795.00	3,795.00	1	1978	1978	3	1	76	
6	0400	CONC CURB	0	0	0	0	1,879.00	LF	15.00	15.00	1	1978	1978	3	1	282	
7	0400	CONC CURB	0	0	0	0	1,823.00	LF	15.00	15.00	1	1987	1987	3	1	273	
8	0803	ASPHALT C	0	0	0	0	247,400.00	SF	2.00	2.00	1	1995	1995	3	1	4,948	
9	0972	ST LGHT UN	0	0	0	0	6.00	UT	3,289.00	3,289.00	1	1987	1987	3	1	197	
10	0975	ST LT/ARM	0	0	0	0	11.00	UT	500.00	500.00	1	1978	1978	3	1	55	

TOTAL OB/XF 10,170

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	001600	C	SH CTR COM	0	0003	C-2	0.00	0.00	469,994.00	SF		1.00	1.00	1.00	4.00	4.00	1,879,976							

REVIEW DATE 10/07/2021 BY KK   Total Acres: 0.00   Total Land Value: 0   Market: 0   Agricultural: 0   Common: 0   PRINTED 08/02/2023 BY SYS

LOT 12 & PT OF LOT 15
IN OR 2411/171
EX ESMT OR 262/356 & 602/1016

AMELIA SDC LLC
C/O SAGLO DEVELOPMENT CORP, 290 NW 165TH ST PH-2
MIAMI, FL 33169

2023

00-00-30-0800-0012-0000

BUILDING CHARACTERISTICS

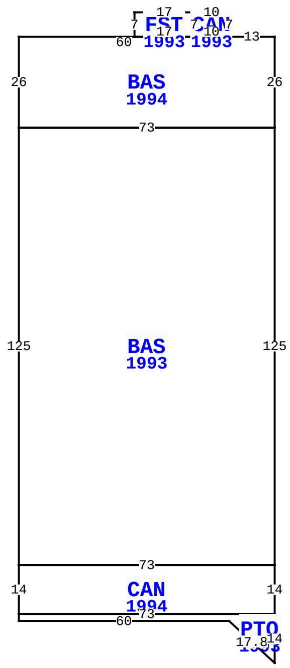
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		19 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,125	100	9,125	152,187
BAS	1,898	100	1,898	31,655
CAN	70	30	21	350
CAN	1,022	30	307	5,120
FST	119	50	60	1,001
PTO	224	5	11	183
TOTALS	12,458		11,422	190,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1601	04	11,422	71.2774	83.39	952,481	1978	1978	0	0	30	50.00	20.00

8 COMNTYSHOP - 0% - 0   Heated Area: 11023   HX Base Yr



1722 S 8TH ST, FERNANDINA BEACH

BLD DATE	10/07/2021	KK	LGL DATE		
XF DATE	10/07/2021	KK	LAND DATE	10/07/2021	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 5   2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,100,302
SOH/AGL Deduction	0
ASSESSED VALUE	3,100,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,100,302
TOTAL JUST VALUE	3,100,302
NCON VALUE	0
INCOME VALUE	3,100,302
PREVIOUS YEAR MKT VALUE	3,485,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171930	REMODEL	2,000	06/23/2017
20171972	REMODEL	0	06/22/2017
20171927	REPAIR/RRF	208,000	06/22/2017
20161003	INSTALL SIGN	80	04/12/2016
20120245	REPLACE A/C	6,000	02/13/2012
20112169	ELEC FOR SIGN	250	12/07/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0171	11/20/2020	SW	Q	I	01	4,100,000
GRANTOR: AMELIA IMPROVEMENTS L						
GRANTEE: AMELIA SDC LLC						
1463/0849	12/05/2006	WD	U	I	09	4,900,000
GRANTOR: EDENS & AVANT FINANCI						
GRANTEE: AMELIA IMPROVEMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 CAN=[YR=1993] N7 W10 FST=[YR=1993] W17 S7 E17 N7 $ S7 E10 $ W60 S26 BAS=[YR=1993] S125 CAN=[YR=1994] S14 PTO=[YR=1993] S2 E60 D12 R13 N14W73$E73N14W73$E73 N125W73$E73N26$.

EXTRA FEATURES

LN	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	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	1	1978	1978	3	1	5	
12	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	1	1978	1978	3	1	23	
13	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	1	1978	1978	3	1	5	
14	0978	SECURTY LT	0	0	0	0	9.00	UT	450.00	450.00	1	1987	1987	3	1	41	
15	0402	CONC BUMPE	0	0	0	0	40.00	UT	25.00	25.00	1	2002	2002	3	1	10	
16	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	1	1987	1987	3	1	12	
17	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	1	1987	1987	3	1	4	
18	0418	EXHST FAN	0	0	0	0	5.00	UT	400.00	400.00	1	1987	1987	3	1	20	
19	0964	HALON SYST	0	0	42	4	168.00	SF	50.00	50.00	1	1987	1987	3	1	84	
20	0964	HALON SYST	0	0	16	5	80.00	SF	50.00	50.00	1	1987	1987	3	1	40	

TOTAL OB/XF 244

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/07/2021 BY KK   Total Acres: 0.00   Total Land Value: 0   Market: 0   Agricultural: 0   Common: 0   PRINTED 08/02/2023 BY SYS

LOT 12 & PT OF LOT 15
IN OR 2411/171
EX ESMT OR 262/356 & 602/1016

AMELIA SDC LLC
C/O SAGLO DEVELOPMENT CORP, 290 NW 165TH ST PH-2
MIAMI, FL 33169

2023

00-00-30-0800-0012-0000

BUILDING CHARACTERISTICS

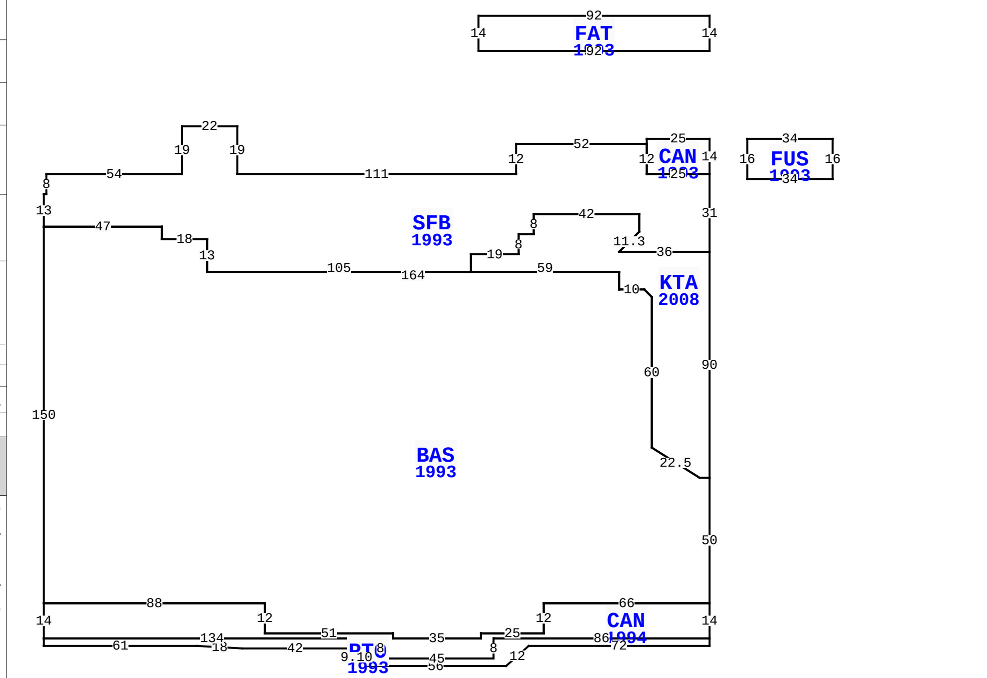
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	01	MINIMUM 10
Interior Floo	07	CORK/VTILE 90
Interior Floo	03	CONC FINSH 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		28 100
Frame	03	MASONRY 100
Story Height		19 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	35,595	100	35,595	872,505
CAN	350	30	105	2,574
CAN	2,668	30	800	19,610
FAT	1,288	20	258	6,324
FUS	544	100	544	13,335
KTA	3,249	110	3,574	87,606
PTO	1,002	5	50	1,226
SFB	8,908	80	7,126	174,673
TOTALS	53,604		48,052	1,177,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1401	04	48,052	95.1957	122.56	5,889,253	1978	1978	0	0	30	50.00	20.00

9 SUPER MRKT – 0% - 0 Heated Area: 46772 HX Base Yr



BLD DATE	10/07/2021	KK	LGL DATE	
XF DATE	10/07/2021	KK	LAND DATE	10/07/2021 KK
INC DATE			AG DATE	

1722 S 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,100,302
SOH/AGL Deduction	0
ASSESSED VALUE	3,100,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,100,302
TOTAL JUST VALUE	3,100,302
NCON VALUE	0
INCOME VALUE	3,100,302
PREVIOUS YEAR MKT VALUE	3,485,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112170	SIGN	500	12/07/2011
20112138	PODS FOR PIZZA SH	300	11/29/2011
20112139	CONNECT GAS	300	11/29/2011
20112096	GAS CONDUIT FOR P	800	11/21/2011
20112105	FIRE ALARM	2,005	11/21/2011
20112029	ELEC OTHER	9,000	11/10/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
2411/0171	11/20/2020	SW	Q	I	01	4,100,000
GRANTOR: AMELIA IMPROVEMENTS L						
GRANTEE: AMELIA SDC LLC						
1463/0849	12/05/2006	WD	U	I	09	4,900,000
GRANTOR: EDENS & AVANT FINANCI						
GRANTEE: AMELIA IMPROVEMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W25 S2 SFB=[YR=1993] W52 S12 W111 N19 W22 S19 W54 S8 W1 S13 BAS=[YR=1993] S150 CAN=[YR=1994] S14 PTO=[YR=1993] S3 E61 D1 R18 E42 D7 R7 E72 N3 W86 S8 W45 N8 W134$ E134 S8 E45 N8 E86 N14 W66 S12 W25 S2 W35 N2 W51 N12 W88$ E88 S12 E51 S2 E35 N2 E25 N12 E66 N50 KTA=[YR=2008] N90 W36 U8 R8 N7 W42 S8 W6 S8 W19 S7 E59 S7 E10 D3 R3 S60 D12 R19 E4$ W4 U12 L19 N60 U3 L3 W10 N7 W164 N13 W18 N5 W47$ E47 S5 E18 S13 E105 N7 E19 N8 E6 N8 E42 S7 D8 L8 E36 N31 W25 N12 $ S12 E25 N14$ PTR= N35 FAT=[YR=1993] N14 W92 S14 E92$ S35 PTR=E15 FUS=[YR=1993] E34 S16 W34 N16$ W15$.

EXTRA FEATURES

LN	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
21	0964	HALON SYST	0	0	12	4	48.00	SF	50.00	50.00	1	1987	1987	3	1	24	
22	0142	BAR TOP A	0	0	0	0	20.00	LF	165.00	165.00	1	1987	1987	3	1	33	
23	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	1	2001	2001	3	1	4	
24	0964	HALON SYST	0	0	4	22	88.00	SF	50.00	50.00	1	2001	2001	3	1	44	
25	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	1	2012	2012	3	1	4	
26	0964	HALON SYST	0	0	5	9	45.00	SF	50.00	50.00	1	1987	1987	3	1	23	
30	7000	SIGN	0	0	0	0	1.00	SF	5,000.00	5,000.00	1	1987	1987	3	1	50	
31	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	1	2007	2007	3	1	9	
32	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	1	1987	1987	3	1	7	
33	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	1	1978	1978	3	1	12	
															TOTAL OB/XF	210	

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/07/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

LOT 12 & PT OF LOT 15
IN OR 2411/171
EX ESMT OR 262/356 & 602/1016

AMELIA SDC LLC
C/O SAGLO DEVELOPMENT CORP, 290 NW 165TH ST PH-2
MIAMI, FL 33169

2023

00-00-30-0800-0012-0000

BUILDING CHARACTERISTICS

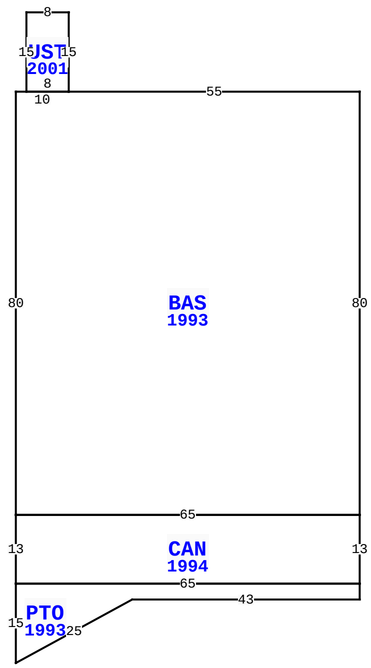
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		26 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,200	100	5,200	127,556
CAN	845	30	254	6,231
PTO	327	5	16	392
UST	120	40	48	1,177
TOTALS	6,492		5,518	135,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1601	04	5,518	104.8279	122.65	676,783	1978	1978	0	0	30	50.00	20.00

10 COMNTYSHOP – 0% - 0   Heated Area: 5200   HX Base Yr



1722 S 8TH ST, FERNANDINA BEACH

BLD DATE	10/07/2021	KK	LGL DATE	
XF DATE	10/07/2021	KK	LAND DATE	10/07/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,100,302
SOH/AGL Deduction	0
ASSESSED VALUE	3,100,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,100,302
TOTAL JUST VALUE	3,100,302
NCON VALUE	0
INCOME VALUE	3,100,302
PREVIOUS YEAR MKT VALUE	3,485,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112002	REMODEL	97,000	11/08/2011
20101270	SIGN	40	08/04/2010
20101247	FIRE SPRNK	1,980	07/29/2010
20100593	GAS	595	04/13/2010
20100429	ELEC OTHER	12,500	03/11/2010
20100403	H/AC	2,600	03/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
2411/0171	11/20/2020	SW	Q	I	01	4,100,000
GRANTOR: AMELIA IMPROVEMENTS L						
GRANTEE: AMELIA SDC LLC						
1463/0849	12/05/2006	WD	U	I	09	4,900,000
GRANTOR: EDENS & AVANT FINANCI						
GRANTEE: AMELIA IMPROVEMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 UST 2001= N15 W8 S15 E8$ W10 S80
CAN=[YR=1994] S13 PTO=[YR=1993] S15 R22 U12 E43 N3 W65 $E65
N13 W65$E65 N80$.

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
34	4950	BOLLARD	0	0	0	0	42.00	UT	100.00	100.00	1	1978	1978	3	1	42	
35	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	1	1987	1987	3	1	5	
36	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	1	1987	1987	3	1	13	
37	0649	LIGHTS-GD	0	0	0	0	6.00	SF	225.00	225.00	1	2001	2001	3	1	14	
38	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	1	1987	1987	3	1	45	

LAND DESCRIPTION

TOTAL OB/XF 119

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

REVIEW DATE 10/07/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

LOT 12 & PT OF LOT 15
IN OR 2411/171
EX ESMT OR 262/356 & 602/1016

AMELIA SDC LLC
C/O SAGLO DEVELOPMENT CORP, 290 NW 165TH ST PH-2
MIAMI, FL 33169

2023

00-00-30-0800-0012-0000

BUILDING CHARACTERISTICS

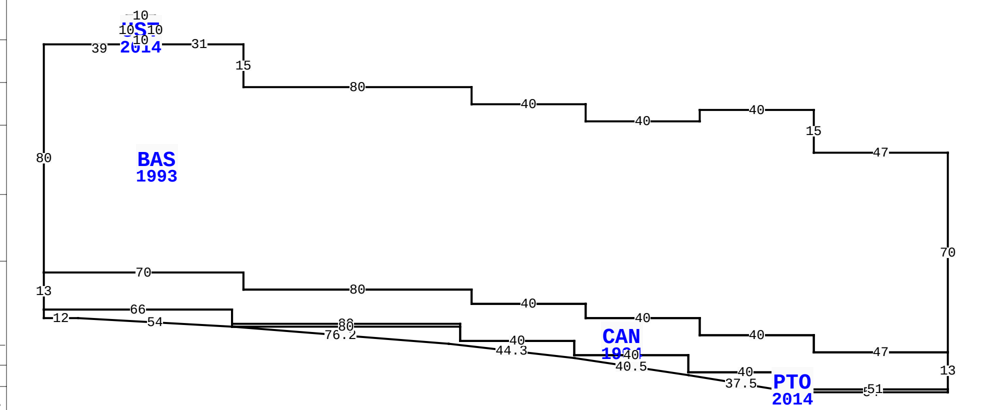
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		59 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		39 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
Occupancy	00	NONE 100
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	23,290	100	23,290	501,201
CAN	4,153	30	1,246	26,814
PTO	1,061	5	53	1,141
UST	100	40	40	861
TOTALS	28,604		24,629	530,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1601	04	24,629	91.9695	107.60	2,650,080	1987	1987	0	0	30	50.00	20.00

13 COMNTYSHOP – 0% - 0 Heated Area: 23290 HX Base Yr



BLD DATE	10/07/2021	KK	LGL DATE	
XF DATE	10/07/2021	KK	LAND DATE	10/07/2021 KK
INC DATE			AG DATE	

1722 S 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,100,302
SOH/AGL Deduction	0
ASSESSED VALUE	3,100,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,100,302
TOTAL JUST VALUE	3,100,302
NCON VALUE	0
INCOME VALUE	3,100,302
PREVIOUS YEAR MKT VALUE	3,485,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100358	OTHER	1,500	02/25/2010
20100293	ADDITION	55,000	02/12/2010
20090865	H/AC	1,400	07/02/2009
20090505	GAS	1,000	04/24/2009
20090459	ELEC OTHER	19,575	04/15/2009
20090455	H/AC	6,481	04/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
2411/0171	11/20/2020	SW	Q	I	01	4,100,000
GRANTOR: AMELIA IMPROVEMENTS L						
GRANTEE: AMELIA SDC LLC						
1463/0849	12/05/2006	WD	U	I	09	4,900,000
GRANTOR: EDENS & AVANT FINANCI						
GRANTEE: AMELIA IMPROVEMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 N15 W40 S4 W40 N6 W40 N6 W80 N15
W31UST=[YR=2014] N10 W10S10E10$W39 S80 CAN=[YR=1994] S13
PTO=[YR=2014] S3E12 D3 R54 D6 R76 D5 R44 D6 R40 D6 R37
E54N1W51N6 W40N6W40N5W40N5W80N6W66$E66S5
E80S6E40S5E40S6E40S6E51N13W47 N6W40N6W40N5W40N5W80N6W70$E70
S6E80S5E40S5E40S6E40S6E47N70$.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/07/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0