PT LOTS 5 & 6 PAR 5-4
IN OR 2597/733 (EX UTILITY
ESMT IN OR 881/351)

AMELIA ISLAND HOLDINGS LLC/
11455 SW 40 STREET #173
MIAMI, FL 33165

2023

00-00-30-0820-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

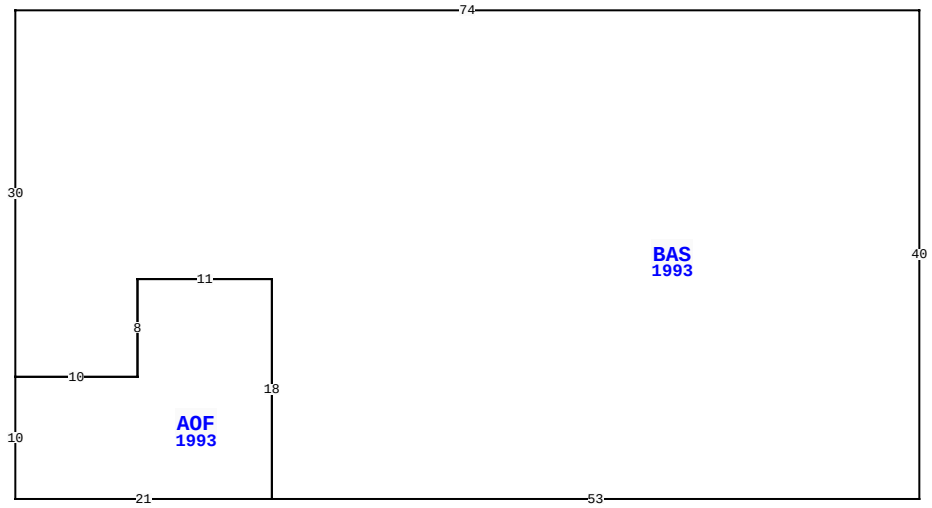
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	298	185	551	6,081
BAS	2,662	100	2,662	29,375
TOTALS	2,960		3,213	35,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	3,213	53.8387	22.07	70,911	1982	1982	0	0	0	50.00	50.00

1 MINI WAREH – 0% - 2023 Heated Area: 2960 HX Base Yr



1431 LEWIS ST, FERNANDINA BEACH

BLD DATE	03/29/2019	KK	LGL DATE	
XF DATE	03/29/2019	KK	LAND DATE	03/29/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	384,083
TOTAL MARKET OB/XF VALUE	51,662
TOTAL LAND VALUE - MARKET	156,816
TOTAL MARKET VALUE	592,561
SOH/AGL Deduction	0
ASSESSED VALUE	592,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,561
TOTAL JUST VALUE	592,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24911	ADDITION	2,300	08/08/2011
B21130	ANTENAS	30,000	02/01/2008
E995837	NEW CONSTR	21,500	04/01/1999
2733	OTHER	980	09/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0733	10/12/2022	WD	U	I	40	720,000
GRANTOR: R & D COOPER LTD						
GRANTEE: AMELIA ISLAND HOLDI						
1409/0397	5/03/2006	WD	U	I	16	990,000
GRANTOR: AMELIA PERSONAL STORA						
GRANTEE: R & D COOPER LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W74 S30 AOF=[YR=1993] S10 E21 N18 W11 S8 W10 $ E10 N8 E11 S18 E53 N40 $.

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
1	0856	POROUS CC	0	0	0	0	19,428.00	SF	2.50	2.50	100	1988	1988	3	57	27,685	
2	0430	CL FNC 6B	0	0	0	0	908.00	LF	9.70	9.70	100	1982	1982	3	20	1,762	
3	0812	CONCRETE C	0	0	0	0	2,480.00	SF	4.00	4.00	100	1982	1982	3	41	4,067	
4	0510	GARAGE WD-	0	0	12	22	264.00	SF	35.00	35.00	100	1982	1982	3	20	1,848	
5	0430	CL FNC 6B	0	0	0	0	512.00	LF	9.70	9.70	100	1992	1992	3	30	1,490	
6	0444	BOX FNC 4'	0	0	0	0	18.00	LF	6.50	6.50	100	1988	1988	3	20	23	
11	0430	CL FNC 6B	0	0	0	0	83.00	LF	9.70	9.70	100	1999	1999	3	52	419	
13	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	1999	1999	3	52	780	
14	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2000	2000	3	55	385	
15	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	20	700	

TOTAL OB/XF 39,159

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
1	004800	C	WAREHOUSE	0	0006	CG	0.00	0.00	78,408.00	SF		1.00	1.00	1.00	2.00	2.00	156,816							

REVIEW DATE 03/29/2019 BY KK Total Acres: 0.00 Total Land Value: 156,816 Market: 0 Agricultural: 0 Common: 156,816 PRINTED 08/02/2023 BY SYS

PT LOTS 5 & 6 PAR 5-4
IN OR 2597/733 (EX UTILITY
ESMT IN OR 881/351)

AMELIA ISLAND HOLDINGS LLC/
11455 SW 40 STREET #173
MIAMI, FL 33165

2023

00-00-30-0820-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		28 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

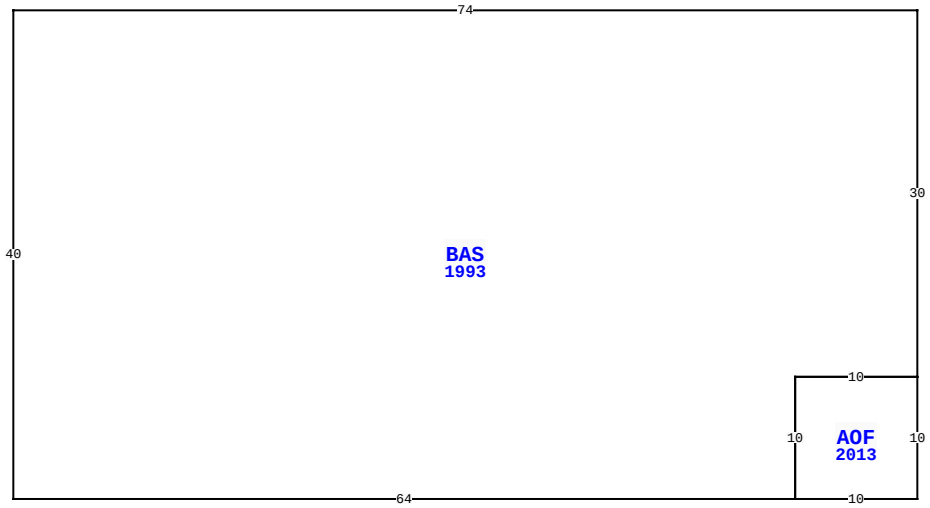
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	185	185	2,187
BAS	2,860	100	2,860	33,805
TOTALS	2,960		3,045	35,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	3,045	57.6576	23.64	71,984	1982	1982	0	0	0	50.00	50.00

2 MINI WAREH – 0% - 2023 Heated Area: 2960 HX Base Yr



BLD DATE	03/29/2019	KK	LGL DATE
XF DATE	03/29/2019	KK	LAND DATE 03/29/2019 KK
INC DATE			AG DATE

1431 LEWIS ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	384,083
TOTAL MARKET OB/XF VALUE	51,662
TOTAL LAND VALUE - MARKET	156,816
TOTAL MARKET VALUE	592,561
SOH/AGL Deduction	0
ASSESSED VALUE	592,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,561
TOTAL JUST VALUE	592,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0733	10/12/2022	WD	U	I	40	720,000
GRANTOR: R & D COOPER LTD						
GRANTEE: AMELIA ISLAND HOLDI						
1409/0397	5/03/2006	WD	U	I	16	990,000
GRANTOR: AMELIA PERSONAL STORA						
GRANTEE: R & D COOPER LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W74 S40 E64 AOF=[YR=2013] E10 N10 W10 S10$ N10 E10 N30$.

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
16	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2010	2010	3	100	300	
17	0350	CARPORT WD	0	0	16	6	96.00	SF	13.00	13.00	100	2006	2006	3	31	387	
18	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2000	2000	3	55	1,980	
19	0350	CARPORT WD	0	0	12	5	60.00	SF	13.00	13.00	100	2005	2005	3	27	211	
20	0920	CWALL-WD/M	0	0	0	0	114.00	LF	390.00	390.00	100	2000	2000	3	20	8,892	
21	0430	CL FNC 6B	0	0	0	0	23.00	LF	12.13	12.13	100	2000	2000	3	55	153	
22	0810	CONCRETE A	0	0	0	0	96.00	SF	6.50	6.50	100	2011	2011	3	93	580	

TOTAL OB/XF 12,503

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 03/29/2019 BY KK Total Acres: 0.00 Total Land Value: 156,816 Market: 0 Agricultural: 0 Common: 156,816 PRINTED 08/02/2023 BY SYS

PT LOTS 5 & 6 PAR 5-4
IN OR 2597/733 (EX UTILITY
ESMT IN OR 881/351)

AMELIA ISLAND HOLDINGS LLC/
11455 SW 40 STREET #173
MIAMI, FL 33165

2023

00-00-30-0820-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Common Wall		25 100
Story Height		12 100
RMS		18 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

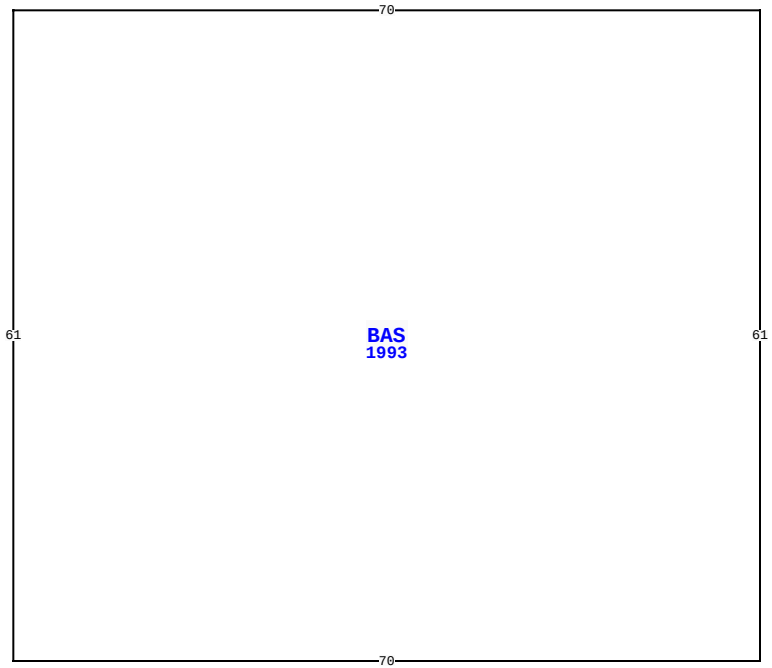
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,270	100	4,270	43,099
TOTALS	4,270		4,270	43,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4804	06	4,270	54.7004	22.43	95,776	1986	1986	0	0	10	45.00	45.00

3 MINI WAREH – 0% - 2023 Heated Area: 4270 HX Base Yr



BLD DATE	03/29/2019	KK	LGL DATE	
XF DATE	03/29/2019	KK	LAND DATE	03/29/2019 KK
INC DATE			AG DATE	

1431 LEWIS ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	384,083
TOTAL MARKET OB/XF VALUE	51,662
TOTAL LAND VALUE - MARKET	156,816
TOTAL MARKET VALUE	592,561
SOH/AGL Deduction	0
ASSESSED VALUE	592,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,561
TOTAL JUST VALUE	592,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2597/0733	10/12/2022	WD	U	I	40	720,000
GRANTOR: R & D COOPER LTD						
GRANTEE: AMELIA ISLAND HOLDI						
1409/0397	5/03/2006	WD	U	I	16	990,000
GRANTOR: AMELIA PERSONAL STORA						
GRANTEE: R & D COOPER LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S61 E70 N61 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/29/2019 BY KK Total Acres: 0.00 Total Land Value: 156,816 Market: 0 Agricultural: 0 Common: 156,816 PRINTED 08/02/2023 BY SYS

PT LOTS 5 & 6 PAR 5-4
IN OR 2597/733 (EX UTILITY
ESMT IN OR 881/351)

AMELIA ISLAND HOLDINGS LLC/
11455 SW 40 STREET #173
MIAMI, FL 33165

2023

00-00-30-0820-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	05	ASPH TILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Common Wall		25 100
Story Height		12 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

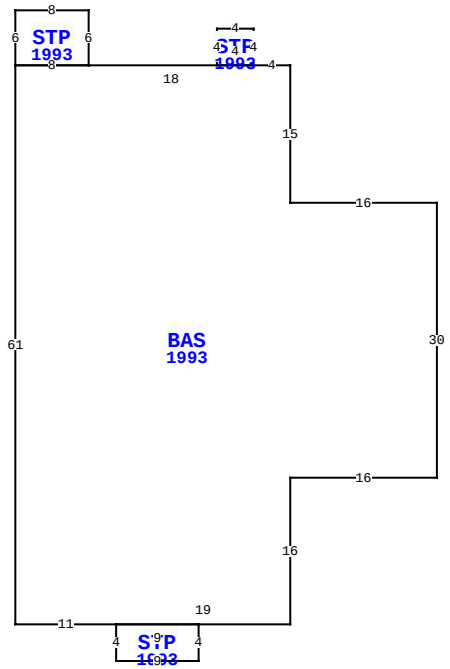
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100	2,310	123,683
STP	16	10	2	107
STP	36	10	4	214
STP	48	10	5	268
TOTALS	2,410		2,321	124,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	2,321	84.7350	120.32	279,263	1987	1987	0	0	10	45.50	44.50

4 OFFICE 1&2 - 0% - 2023 Heated Area: 2310 HX Base Yr



1431 LEWIS ST, FERNANDINA BEACH

BLD DATE	03/29/2019	KK	LGL DATE	
XF DATE	03/29/2019	KK	LAND DATE	03/29/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	384,083
TOTAL MARKET OB/XF VALUE	51,662
TOTAL LAND VALUE - MARKET	156,816
TOTAL MARKET VALUE	592,561
SOH/AGL Deduction	0
ASSESSED VALUE	592,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,561
TOTAL JUST VALUE	592,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2597/0733	10/12/2022	WD	U	I	40	720,000
GRANTOR: R & D COOPER LTD						
GRANTEE: AMELIA ISLAND HOLDI						
1409/0397	5/03/2006	WD	U	I	16	990,000
GRANTOR: AMELIA PERSONAL STORA						
GRANTEE: R & D COOPER LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N15 W4 STP=[YR=1993] N4 W4 S4 E4 $ W18 STP=[YR=1993] N6 W8 S6 E8 $ W8 S61 E11 STP=[YR=1993] S4 E9 N4 W9 $ E19 N16 E16 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/29/2019 BY KK Total Acres: 0.00 Total Land Value: 156,816 Market: 0 Agricultural: 0 Common: 156,816 PRINTED 08/02/2023 BY SYS

PT LOTS 5 & 6 PAR 5-4
IN OR 2597/733 (EX UTILITY
ESMT IN OR 881/351)

AMELIA ISLAND HOLDINGS LLC/
11455 SW 40 STREET #173
MIAMI, FL 33165

2023

00-00-30-0820-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

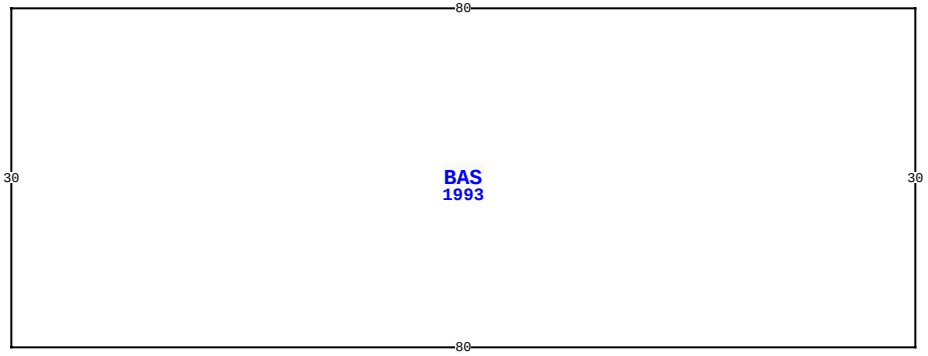
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	25,171
TOTALS	2,400		2,400	25,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4804	06	2,400	53.8650	22.08	52,992	1988	1988	0	0	10	42.50	47.50

5 MINI WAREH – 0% - 2023 Heated Area: 2400 HX Base Yr



BLD DATE	03/29/2019	KK	LGL DATE
XF DATE	03/29/2019	KK	LAND DATE 03/29/2019 KK
INC DATE			AG DATE

1431 LEWIS ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	384,083
TOTAL MARKET OB/XF VALUE	51,662
TOTAL LAND VALUE - MARKET	156,816
TOTAL MARKET VALUE	592,561
SOH/AGL Deduction	0
ASSESSED VALUE	592,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,561
TOTAL JUST VALUE	592,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2597/0733	10/12/2022	WD	U	I	40	720,000
GRANTOR: R & D COOPER LTD						
GRANTEE: AMELIA ISLAND HOLDI						
1409/0397	5/03/2006	WD	U	I	16	990,000
GRANTOR: AMELIA PERSONAL STORA						
GRANTEE: R & D COOPER LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W80 S30 E80 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/29/2019 BY KK Total Acres: 0.00 Total Land Value: 156,816 Market: 0 Agricultural: 0 Common: 156,816 PRINTED 08/02/2023 BY SYS

PT LOTS 5 & 6 PAR 5-4
IN OR 2597/733 (EX UTILITY
ESMT IN OR 881/351)

AMELIA ISLAND HOLDINGS LLC/
11455 SW 40 STREET #173
MIAMI, FL 33165

2023

00-00-30-0820-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

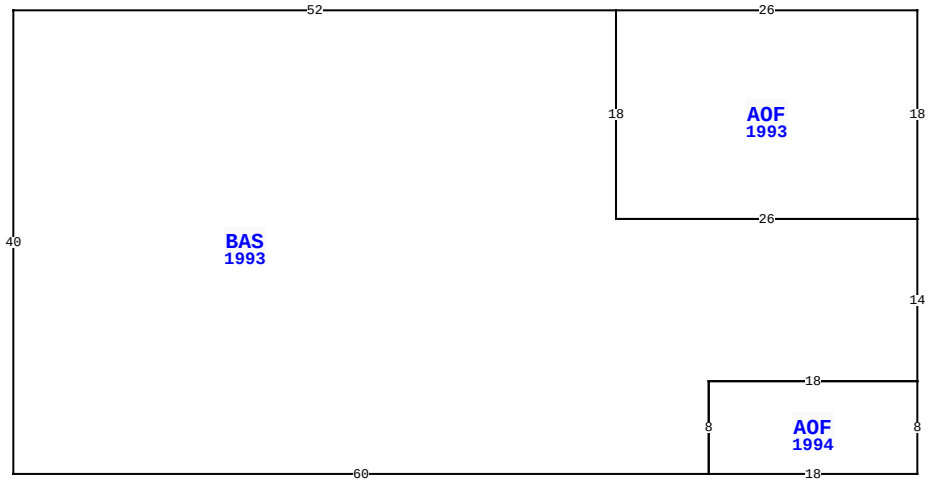
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	468	185	866	9,712
AOF	144	185	266	2,983
BAS	2,508	100	2,508	28,127
TOTALS	3,120		3,640	40,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4804	06	3,640	57.5827	23.61	85,940	1988	1988	0	0	10	42.50	47.50

6 MINI WAREH – 0% - 2023 Heated Area: 3120 HX Base Yr



1431 LEWIS ST, FERNANDINA BEACH

BLD DATE	03/29/2019	KK	LGL DATE	
XF DATE	03/29/2019	KK	LAND DATE	03/29/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	384,083
TOTAL MARKET OB/XF VALUE	51,662
TOTAL LAND VALUE - MARKET	156,816
TOTAL MARKET VALUE	592,561
SOH/AGL Deduction	0
ASSESSED VALUE	592,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,561
TOTAL JUST VALUE	592,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0733	10/12/2022	WD	U	I	40	720,000
GRANTOR: R & D COOPER LTD						
GRANTEE: AMELIA ISLAND HOLDI						
1409/0397	5/03/2006	WD	U	I	16	990,000
GRANTOR: AMELIA PERSONAL STORA						
GRANTEE: R & D COOPER LTD						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W26 BAS=[YR=1993] W52 S40 E60 AOF=[YR=1994] E18 N8 W18 S8$ N8 E18 N14 W26 N18$ S18 E26 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/29/2019 BY KK Total Acres: 0.00 Total Land Value: 156,816 Market: 0 Agricultural: 0 Common: 156,816 PRINTED 08/02/2023 BY SYS

PT LOTS 5 & 6 PAR 5-4
IN OR 2597/733 (EX UTILITY
ESMT IN OR 881/351)

AMELIA ISLAND HOLDINGS LLC/
11455 SW 40 STREET #173
MIAMI, FL 33165

2023

00-00-30-0820-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

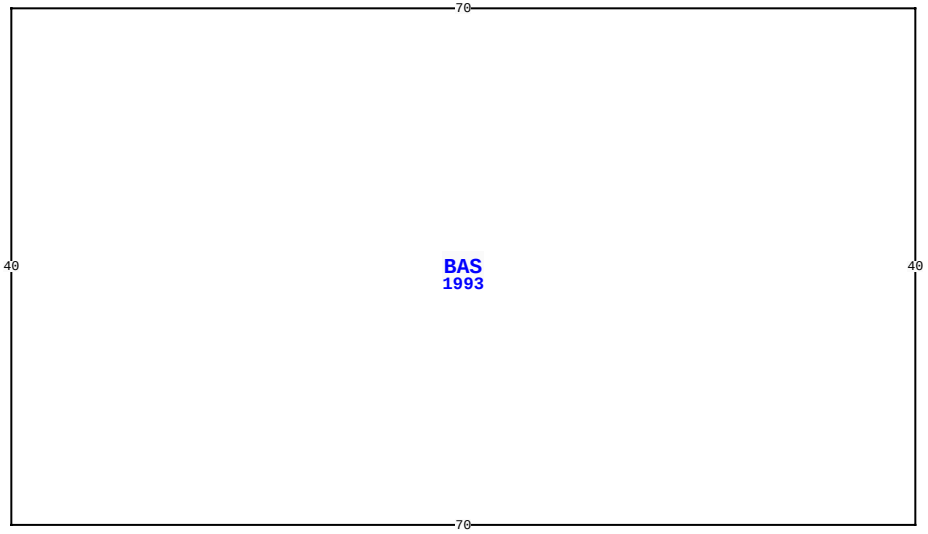
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2,800	31,428
TOTALS	2,800		2,800	31,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4804	06	2,800	57.6450	23.63	66,164	1988	1988	0	0	10	42.50	47.50

7 MINI WAREH – 0% - 2023 Heated Area: 2800 HX Base Yr



1431 LEWIS ST, FERNANDINA BEACH

BLD DATE	03/29/2019	KK	LGL DATE	
XF DATE	03/29/2019	KK	LAND DATE	03/29/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	384,083
TOTAL MARKET OB/XF VALUE	51,662
TOTAL LAND VALUE - MARKET	156,816
TOTAL MARKET VALUE	592,561
SOH/AGL Deduction	0
ASSESSED VALUE	592,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,561
TOTAL JUST VALUE	592,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/0733	10/12/2022	WD	U	I	40	720,000
GRANTOR: R & D COOPER LTD						
GRANTEE: AMELIA ISLAND HOLDI						
1409/0397	5/03/2006	WD	U	I	16	990,000
GRANTOR: AMELIA PERSONAL STORA						
GRANTEE: R & D COOPER LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S40 E70 N40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/29/2019 BY KK Total Acres: 0.00 Total Land Value: 156,816 Market: 0 Agricultural: 0 Common: 156,816 PRINTED 08/02/2023 BY SYS

PT LOTS 5 & 6 PAR 5-4
IN OR 2597/733 (EX UTILITY
ESMT IN OR 881/351)

AMELIA ISLAND HOLDINGS LLC/
11455 SW 40 STREET #173
MIAMI, FL 33165

2023

00-00-30-0820-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

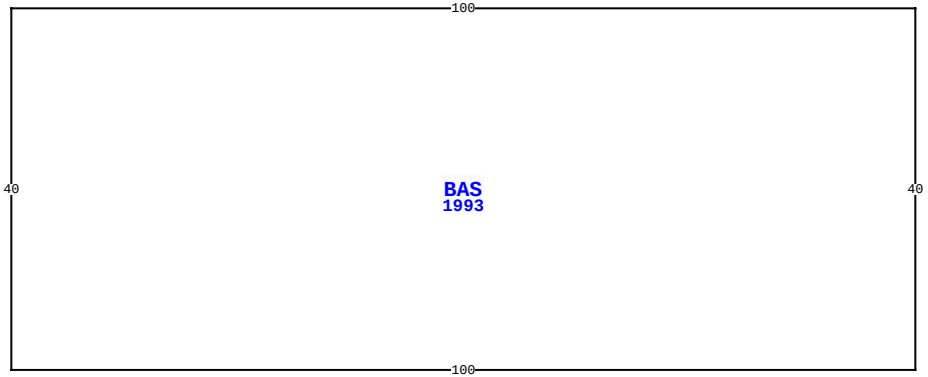
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	4,000	45,650
TOTALS	4,000		4,000	45,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4804	06	4,000	57.0960	23.41	93,640	1989	1989	0	0	10	41.25	48.75

8 MINI WAREH – 0% - 2023 Heated Area: 4000 HX Base Yr



BLD DATE	03/29/2019	KK	LGL DATE
XF DATE	03/29/2019	KK	LAND DATE 03/29/2019 KK
INC DATE			AG DATE

1431 LEWIS ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	384,083
TOTAL MARKET OB/XF VALUE	51,662
TOTAL LAND VALUE - MARKET	156,816
TOTAL MARKET VALUE	592,561
SOH/AGL Deduction	0
ASSESSED VALUE	592,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,561
TOTAL JUST VALUE	592,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2597/0733	10/12/2022	WD	U	I	40	720,000
GRANTOR: R & D COOPER LTD						
GRANTEE: AMELIA ISLAND HOLDI						
1409/0397	5/03/2006	WD	U	I	16	990,000
GRANTOR: AMELIA PERSONAL STORA						
GRANTEE: R & D COOPER LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S40 E100 N40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/29/2019 BY KK Total Acres: 0.00 Total Land Value: 156,816 Market: 0 Agricultural: 0 Common: 156,816 PRINTED 08/02/2023 BY SYS

PT LOTS 5 & 6 PAR 5-4
IN OR 2597/733 (EX UTILITY
ESMT IN OR 881/351)

AMELIA ISLAND HOLDINGS LLC/
11455 SW 40 STREET #173
MIAMI, FL 33165

2023

00-00-30-0820-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

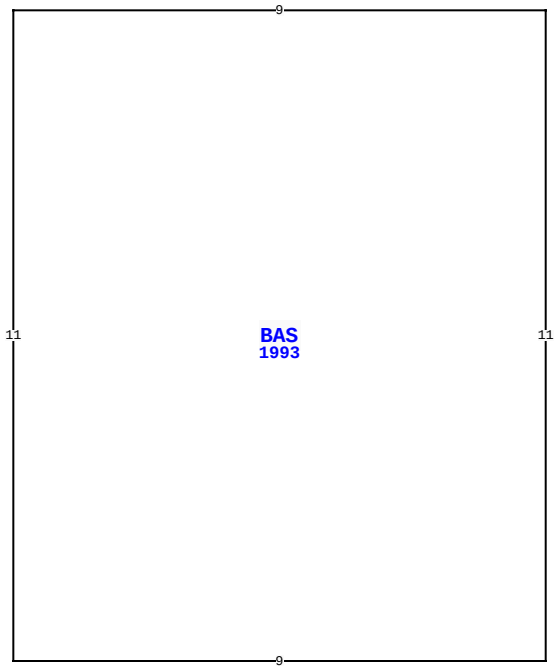
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100	99	655
TOTALS	99		99	655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8600	06	99	68.9304	16.54	1,637	1982	1982	0	0	10	50.00	40.00

9 BARNS – 0% - 2023 Heated Area: 99 HX Base Yr



BLD DATE	03/29/2019	KK	LGL DATE	
XF DATE	03/29/2019	KK	LAND DATE	03/29/2019 KK
INC DATE			AG DATE	

1431 LEWIS ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	384,083
TOTAL MARKET OB/XF VALUE	51,662
TOTAL LAND VALUE - MARKET	156,816
TOTAL MARKET VALUE	592,561
SOH/AGL Deduction	0
ASSESSED VALUE	592,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,561
TOTAL JUST VALUE	592,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2597/0733	10/12/2022	WD	U	I	40	720,000
GRANTOR: R & D COOPER LTD						
GRANTEE: AMELIA ISLAND HOLDI						
1409/0397	5/03/2006	WD	U	I	16	990,000
GRANTOR: AMELIA PERSONAL STORA						
GRANTEE: R & D COOPER LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 S11 E9 N11 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/29/2019 BY KK Total Acres: 0.00 Total Land Value: 156,816 Market: 0 Agricultural: 0 Common: 156,816 PRINTED 08/02/2023 BY SYS

PT LOTS 5 & 6 PAR 5-4
IN OR 2597/733 (EX UTILITY
ESMT IN OR 881/351)

AMELIA ISLAND HOLDINGS LLC/
11455 SW 40 STREET #173
MIAMI, FL 33165

2023

00-00-30-0820-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	13	P-STRESS C 100
Roof Cover	11	SLATE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

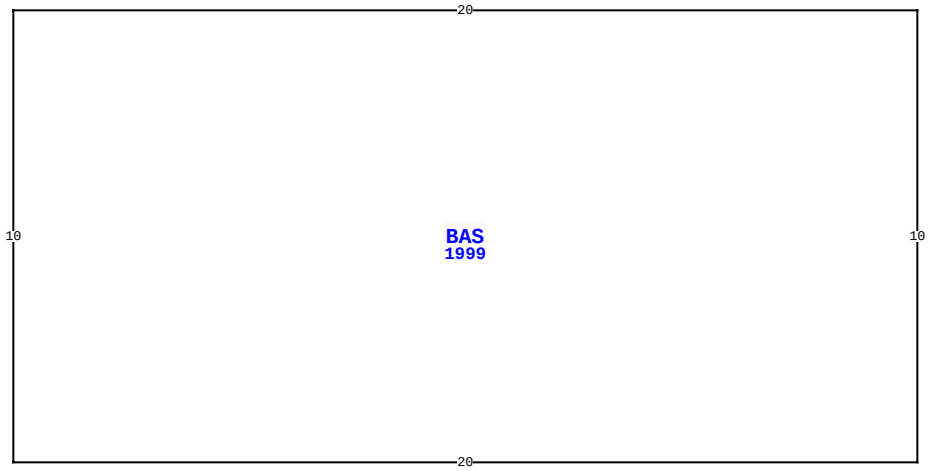
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	200	1,538
TOTALS	200		200	1,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8600	04	200	80.0730	19.22	3,844	1999	1999	0	0	10	50.00	40.00

10 BARNS – 0% - 2023 Heated Area: 200 HX Base Yr



1431 LEWIS ST, FERNANDINA BEACH

BLD DATE	03/29/2019	KK	LGL DATE	
XF DATE	03/29/2019	KK	LAND DATE	03/29/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	384,083
TOTAL MARKET OB/XF VALUE	51,662
TOTAL LAND VALUE - MARKET	156,816
TOTAL MARKET VALUE	592,561
SOH/AGL Deduction	0
ASSESSED VALUE	592,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,561
TOTAL JUST VALUE	592,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0733	10/12/2022	WD	U	I	40	720,000
GRANTOR: R & D COOPER LTD						
GRANTEE: AMELIA ISLAND HOLDI						
1409/0397	5/03/2006	WD	U	I	16	990,000
GRANTOR: AMELIA PERSONAL STORA						
GRANTEE: R & D COOPER LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W20 S10 E20 N10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/29/2019 BY KK Total Acres: 0.00 Total Land Value: 156,816 Market: 0 Agricultural: 0 Common: 156,816 PRINTED 08/02/2023 BY SYS