

LOT 11
AMELIA ISLAND INDUSTRIAL PARK
1 PBK 4/67

AMELIA ISLAND REALTY LLC
901 BAY ROAD UNIT 104
VERO BEACH, FL 32963

2023

00-00-31-1015-0011-0000

| BUILDING CHARACTERISTICS | |
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| ELEMENT | CD |
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| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
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| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| | | | |
| | | | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 | |
| TOTAL MARKET OB/XF VALUE | | 0 | |
| TOTAL LAND VALUE - MARKET | | 310,375 | |
| TOTAL MARKET VALUE | | 310,375 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 310,375 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 310,375 | |
| TOTAL JUST VALUE | | 310,375 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | 0 | |
| PREVIOUS YEAR MKT VALUE | | 310,375 | |

| DOR CODE | 4000 | VACANT INDUSTRIAL | | |
|------------------|------------------|-------------------|--------------|----------------------|
| MAP NUM | | MKT AREA 01 | | |
| NEIGHBORHOOD/LOC | 1070.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2561/0900 | 5/02/2022 | WD | Q | I | 05 | 1,700,000 |
| GRANTOR: KIM GOES TO WORK LLC | | | | | | |
| GRANTEE: AMELIA ISLAND REALI | | | | | | |
| 1972/0264 | 4/03/2015 | SW | Q | I | 05 | 670,000 |
| GRANTOR: QUINN SHIRLEY C | | | | | | |
| GRANTEE: KIM GOES TO WORK LL | | | | | | |

| EXTRA FEATURES | | SHANNON RD, 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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| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
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| BUILDING NOTES | | | |
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| BUILDING DIMENSIONS | | | |
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| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 004000 | C | VAC INDUSTIR | 0 | | I-1 | 0.00 | 0.00 | 24,830.00 | SF | | 1.00 | 1.00 | 1.25 | 10.00 | 12.50 | 310,375 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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| TOTAL OB/XF | | | | | | | | | | | | | | 0 | | | | | | | | | | |
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