

LOT 12
AMELIA ISLAND INDUSTRIAL PARK
1 PBK 4/67

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

2023

00-00-31-1015-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
Exterior Wall	25	MOD METAL 100	4803	06	11,299	125.5654	59.64	673,872	1977	2010	0	0	10.00	90.00	VALUATION BY																					
Roof Structur	10	STEEL FRME 100	1 STOR WAREH - 0% - 2023												Heated Area: 8475												STANDARD									
Roof Cover	12	MODULAR MT 100													HX Base Yr												Tax Group: 2									
Interior Wall	07	NONE 100																									Tax Dist:									
Interior Floo	03	CONC FINSH 100																									BUILDING MARKET VALUE									
Ceiling	04	NONE 100																									TOTAL MARKET OB/XF VALUE									
Air Condition	01	NONE 100																									TOTAL LAND VALUE - MARKET									
Heating Type	01	NONE 100																									TOTAL MARKET VALUE									
Plumbing		8 100																									SOH/AGL Deduction									
Frame	05	STEEL 100																									ASSESSED VALUE									
Story Height		17 100																									TOTAL EXEMPTION VALUE									
RMS		9 100																									BASE TAXABLE VALUE									
Stories	1.	1. 100																									TOTAL JUST VALUE									
Class	00	. 100																									NCON VALUE									
Units		0 100																									INCOME VALUE									
BUD8 Adjustme	02	DIST FB 100																									PREVIOUS YEAR MKT VALUE									
Occupancy	00	NONE 100																																		
Quality	05	Quality Level 05																																		
DOR CODE	4800	WAREHOUSE-STORAGE																																		
MAP NUM		MKT AREA																									01									
NEIGHBORHOOD/LOC	1070.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	5,779	100	5,779	310,194																																
CAN	300	30	90	4,831																																
GOF	221	210	464	24,906																																
GOF	2,250	210	4,725	253,619																																
STR	44	10	4	215																																
UAT	2,250	10	225	12,077																																
UOP	40	30	12	644																																
TOTALS	10,884		11,299	606,485																																
EXTRA FEATURES										4000 AMELIA ISLAND PKWY, 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																				
1	0418	EXHST FAN	0 0	0 0		2.00	UT	400.00	400.00	100	1977	1977	3	20	160																					
2	0430	CL FNC 6B	0 0	0 0		71.00	LF	9.70	9.70	100	1981	1981	3	20	138																					
3	1242	WD DECK A	0 0	21 5		105.00	SF	10.00	10.00	100	1986	1986	3	20	210																					
5	0810	CONCRETE A	0 0	16 15		240.00	SF	6.50	6.50	100	1977	1977	3	29	452																					
6	6001	ROLLUP DR	0 0	0 0		1.00	UT	400.00	400.00	100	1977	1977	3	20	80																					
7	0463	FENCE GATE	0 0	0 0		4.00	UT	300.00	300.00	100	1981	1981	3	20	240																					
8	0978	SECURTY LT	0 0	0 0		4.00	UT	450.00	450.00	100	2000	2000	3	55	990																					
9	0424	CL FNC 6'	0 0	0 0		49.00	LF	20.00	20.00	100	2005	2005	3	69	676																					
10	0648	LIGHTS-AV	0 0	0 0		2.00	UT	140.00	140.00	100	2005	2005	3	27	76																					
11	0424	CL FNC 6'	0 0	0 0		170.00	LF	10.00	10.00	100	2000	2000	3	55	935																					
LAND DESCRIPTION										TOTAL OB/XF										3,957																
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	004800	C	WAREHOUSE	0	0003	I-1	0.00	0.00	35,720.00	SF		1.00	1.00	1.25	10.00	12.50	446,500																			

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ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																							VALUATION BY		STANDARD							
																							Tax Group: 2		Tax Dist:							
																							BUILDING MARKET VALUE		606,485							
																							TOTAL MARKET OB/XF VALUE		3,963							
																							TOTAL LAND VALUE - MARKET		446,500							
																							TOTAL MARKET VALUE		1,056,948							
																							SOH/AGL Deduction		0							
																							ASSESSED VALUE		1,056,948							
																							TOTAL EXEMPTION VALUE		0							
																							BASE TAXABLE VALUE		1,056,948							
																							TOTAL JUST VALUE		1,056,948							
																							NCON VALUE		0							
																							INCOME VALUE		7,774,649							
																							PREVIOUS YEAR MKT VALUE		966,646							
																							</									