

AMELIA SCHOOLHOUSE PROJECT LLC
13 MARIA PL
PONTE VEDRA BEACH, FL 32082

00-00-31-1800-0050-0011

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												
Exterior Wall		19	COMMON BRK 100		3902	04	7,844	156.8000	241.47	1,894,091	1886	2000	0	0	19.00	81.00	VALUATION BY		STANDARD										
Roof Structure		04	WOOD TRUSS 100		1 BED & BRKT - 0% - 0												Heated Area: 7712		HX Base Yr										
Roof Cover		03	COMP SHNGL 100														BUILDING MARKET VALUE		1,771,889										
Interior Wall		05	DRYWALL 80														TOTAL MARKET OB/XF VALUE		278,246										
Interior Wall		06	CUST PANEL 20														TOTAL LAND VALUE - MARKET		750,000										
Interior Floor		12	HARDWOOD 50														TOTAL MARKET VALUE		2,800,135										
Interior Floor		14	CARPET 50														SOH/AGL Deduction		402,081										
Ceiling		02	F.NOT SUS 100														ASSESSED VALUE		2,398,054										
Air Condition		03	CENTRAL 100														TOTAL EXEMPTION VALUE		HI 0										
Heating Type		04	AIR DUCTED 100														BASE TAXABLE VALUE		2,398,054										
Fixtures		59	100														TOTAL JUST VALUE		2,800,135										
Frame		03	MASONRY 100														NCON VALUE		278,247										
Story Height		12	100		INCOME VALUE		2,361,106																						
RMS		25	100		PREVIOUS YEAR MKT VALUE		2,621,785																						
Stories		2.	2. 100																										
Units		17	100																										
Occupancy		00	NONE 100																										
Quality		06	Quality Level 06																										
DOR CODE		3900	HOTELS AND MOTELS																										
MAP NUM		MKT AREA		01																									
NEIGHBORHOOD/LOC		1002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	3,856	100	3,856	754,197																									
CAN	54	30	16	3,130																									
CAN	90	30	27	5,281																									
FST	70	50	35	6,845																									
FUS	3,856	100	3,856	754,197																									
STP	77	10	8	1,565																									
STR	20	10	2	391																									
STR	24	10	2	391																									
STR	136	10	14	2,739																									
UST	70	40	28	5,476																									
TOTALS	8,253		7,844	1,534,214																									
EXTRA FEATURES					914 ATLANTIC AV, FERNANDINA BEACH										BLD DATE 03/21/2019					KK					LGL DATE				
															XF DATE 03/21/2019					KK					LAND DATE				
															INC DATE										AG DATE				
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	0504	FP-ELECTRI	0	0	0	4.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	1,600														
2	1242	WD DECK A	0	0	0	220.00	SF	10.00	10.00	100	2010	2010	3	50	1,100														
3	0855	CONC PAVER	0	0	0	2,212.00	SF	10.00	10.00	100	2018	2018	3	98	21,678														
4	0810	CONCRETE A	0	0	17	289.00	SF	6.50	6.50	100	2018	2018	3	98	1,841														
5	0402	CONC BUMPE	0	0	0	7.00	UT	25.00	25.00	100	2018	2018	3	99	173														
6	0810	CONCRETE A	0	0	0	92.00	SF	6.50	6.50	100	2018	2018	3	98	586														
7	0972	ST LGHT UN	0	0	0	6.00	UT	1,897.50	1,897.50	100	2018	2018	3	95	10,816														
8	0855	CONC PAVER	0	0	0	1,041.00	SF	10.00	10.00	100	2018	2018	3	98	10,202														
9	0410	ELEVATOR	0	0	0	1.00	UT	55,000.00	55,000.00	100	2018	2018	3	100	55,000														
10	0810	CONCRETE A	0	0	10	50.00	SF	6.50	6.50	100	2018	2018	3	98	319														
LAND DESCRIPTION					TOTAL OB/XF										103,315														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	003910	C	HOTEL	0	0003	C-3	0.00	0.00	25,000.00	SF		1.00	1.00	1.00	30.00	30.00	750,000												

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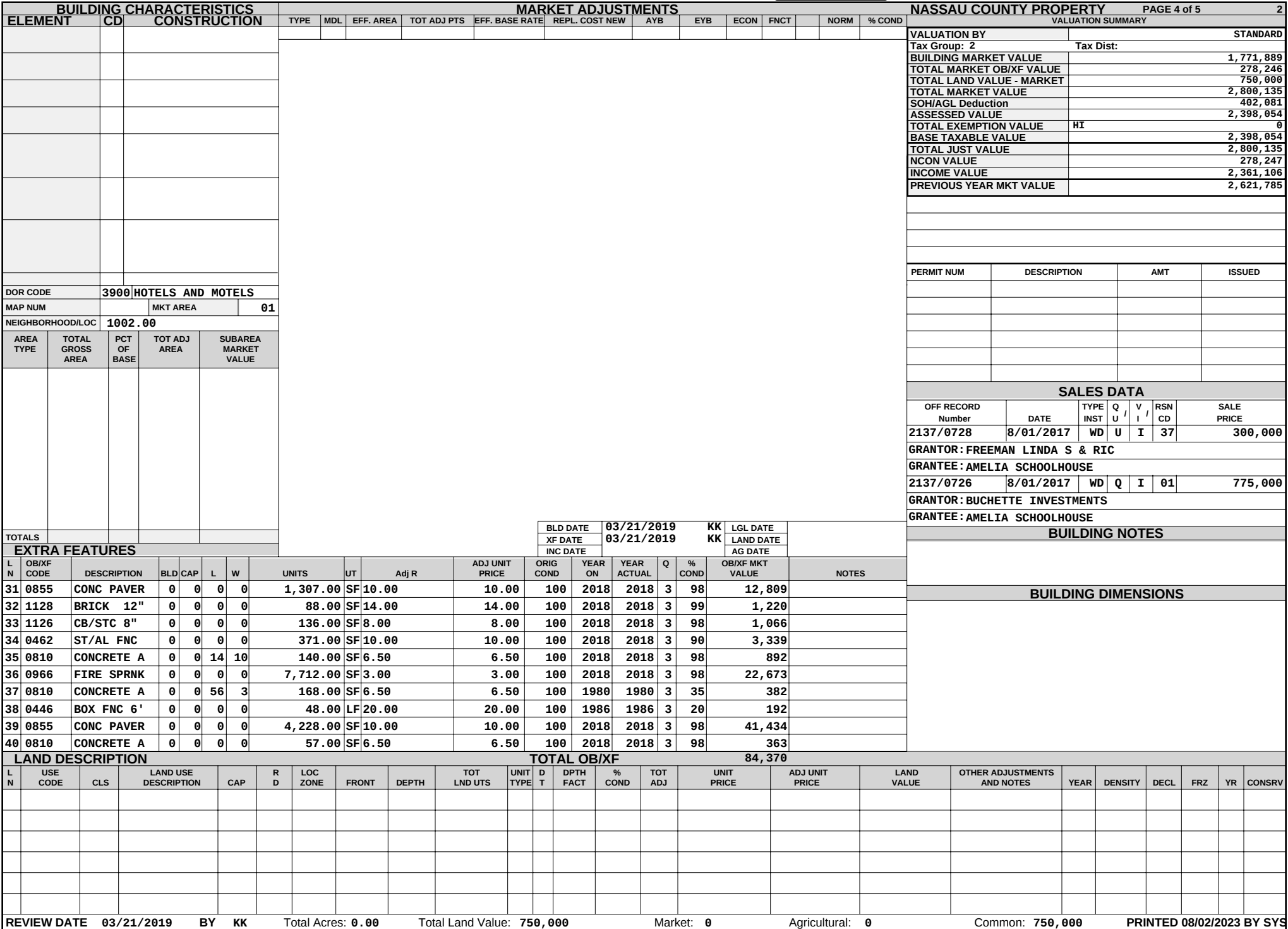
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																								Tax Group: 2										Tax Dist:									
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