BLOCK 142 LOTS 3 & 4
IN OR 2219/1226
CITY OF FDNA BEACH

ALPINE OF AMELIA PROP III LLC/
1417 SADLER ROAD #256
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0142-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

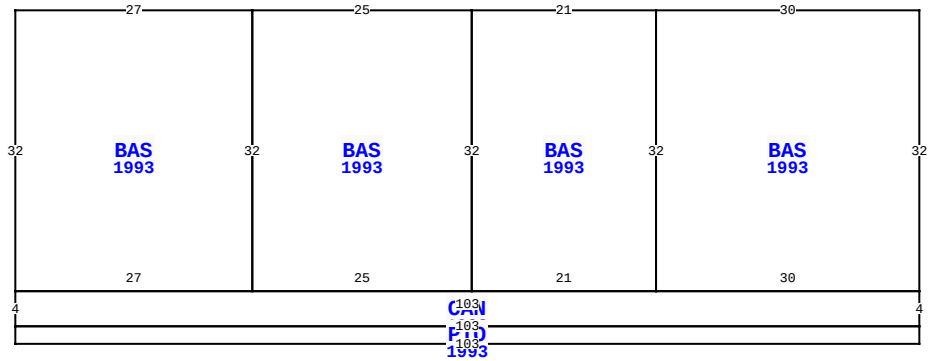
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Common Wall		6 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	21,002
BAS	800	100	800	25,002
BAS	864	100	864	27,002
BAS	960	100	960	30,002
CAN	412	30	124	3,875
PTO	206	5	10	313
TOTALS	3,914		3,430	107,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1602	04	3,430	84.3752	92.60	317,618	1985	1985	0	0	20	46.25	33.75

1 NBHD SHOP – 0% - 0 Heated Area: 3296 HX Base Yr



528 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/09/2022 KK	LGL DATE	
XF DATE	02/09/2022 KK	LAND DATE	02/09/2022 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	381,644
TOTAL MARKET OB/XF VALUE	8,281
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	989,925
SOH/AGL Deduction	504,337
ASSESSED VALUE	485,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,588
TOTAL JUST VALUE	989,925
NCON VALUE	0
INCOME VALUE	33,127
PREVIOUS YEAR MKT VALUE	875,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170313	REROOF	14,000	02/02/2017
20161263	CHANGEOUT AC UNIT	3,000	05/01/2016
20161264	CHANGEOUT AC UNIT	3,000	05/01/2016
20150023	REMODEL	1,650	01/06/2015
20111917	H/AC	4,985	10/24/2011
20111435	H/AC	4,800	08/22/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/1226	8/24/2018	WD	Q	I	01	450,000
GRANTOR: HOLLY INVESTMENTS LIM						
GRANTEE: ALPINE OF AMELIA PR						
1813/1451	9/12/2012	WD	U	I	12	201,000
GRANTOR: 401 & 528 SOUTH EIGTH						
GRANTEE: HOLLY INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 BAS=[YR=1993] W21 BAS=[YR=1993] W25 BAS=[YR=1993] W27S32 CAN=[YR=1993] S4 PTO=[YR=1993] S2E103N2 W103$ E103N4W103$E27N32$S32E25 N32$S32E21N32$S32E30N32$.

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	0810	CONCRETE A	0	0	63	2	126.00	SF	6.50	6.50	100	1972	1972	3	24	197	
4	0810	CONCRETE A	0	0	23	17	391.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,258	
5	0810	CONCRETE A	0	0	4	16	64.00	SF	6.50	6.50	100	1988	1988	3	57	237	
7	0803	ASPHALT C	0	0	0	0	5,564.00	SF	2.00	2.00	100	1984	1984	3	50	5,564	
9	1242	WD DECK A	0	0	4	12	48.00	SF	11.00	11.00	100	2000	2000	3	20	106	
10	0443	STK FNC 6'	0	0	0	0	31.00	LF	10.00	10.00	100	2008	2008	3	40	124	
11	0443	STK FNC 6'	0	0	0	0	74.00	LF	10.00	10.00	100	2011	2011	3	55	407	
12	0825	BRICK	0	0	7	2	14.00	SF	12.50	12.50	100	1972	1972	3	62	109	
13	0825	BRICK	0	0	6	6	36.00	SF	12.50	12.50	100	1972	1972	3	62	279	

TOTAL OB/XF 8,281

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	001610	C	SH CTR NHD	0	0003	MU-8	200.00	100.00	20,000.00	SF		1.00	1.00	1.00	30.00	30.00	600,000							

REVIEW DATE 02/09/2022 BY KK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS

BLOCK 142 LOTS 3 & 4
IN OR 2219/1226
CITY OF FDNA BEACH

ALPINE OF AMELIA PROP III LLC/
1417 SADLER ROAD #256
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0142-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

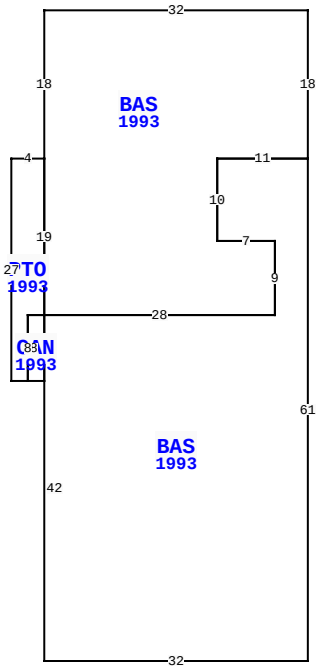
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,038	100	1,038	44,571
BAS	1,490	100	1,490	63,979
CAN	16	30	5	215
PTO	92	5	5	215
TOTALS	2,636		2,538	108,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1602	04	2,538	86.9440	95.42	242,176	1920	1960	0	0	5	50.00	45.00

5 NBHD SHOP – 0% - 0 Heated Area: 2528 HX Base Yr



528 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	02/09/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	381,644
TOTAL MARKET OB/XF VALUE	8,281
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	989,925
SOH/AGL Deduction	504,337
ASSESSED VALUE	485,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,588
TOTAL JUST VALUE	989,925
NCON VALUE	0
INCOME VALUE	33,127
PREVIOUS YEAR MKT VALUE	875,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111337	H/AC	4,800	08/10/2011
20111341	H/AC	4,800	08/10/2011
20110800	SIGN	1,500	05/24/2011
20110725	OTHER	1,200	05/12/2011
20091694	ELEC OTHER	150	12/14/2009
20053136	REMODEL	3,000	12/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/1226	8/24/2018	WD	Q	I	01	450,000
GRANTOR: HOLLY INVESTMENTS LIM						
GRANTEE: ALPINE OF AMELIA PR						
1813/1451	9/12/2012	WD	U	I	12	201,000
GRANTOR: 401 & 528 SOUTH EIGTH						
GRANTEE: HOLLY INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S18 PTO=[YR=1993] W4 S27 E2CAN=[YR=1993] E2N8W2S8$N8E2N19 $S19BAS=[YR=1993] S42E32N61W11S10E7 S9W28$E28N9W7N10E11N18$.

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 02/09/2022 BY KK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS

BLOCK 142 LOTS 3 & 4
IN OR 2219/1226
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ALPINE OF AMELIA PROP III LLC/
1417 SADLER ROAD #256
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0142-0030

BUILDING CHARACTERISTICS

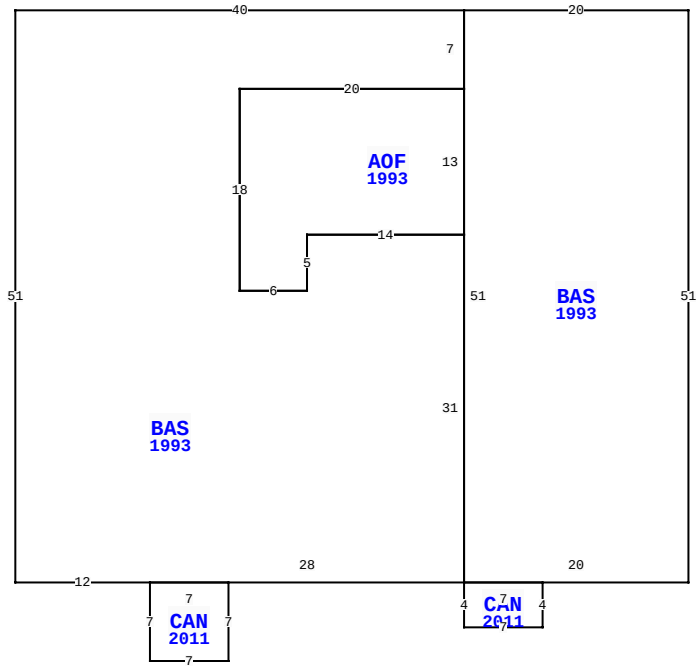
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	05	STEEL 100
Common Wall		23 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	290	100	290	14,339
BAS	1,020	100	1,020	50,434
BAS	1,750	100	1,750	86,529
CAN	28	30	8	396
CAN	49	30	15	742
TOTALS	3,137		3,083	152,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	3,083	90.1056	98.89	304,878	1972	1972	0	0	0	50.00	50.00

7 NBHD SHOP - 0% - 0 Heated Area: 3060 HX Base Yr



528 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/09/2022	KK	LGL DATE		
XF DATE	02/09/2022	KK	LAND DATE	02/09/2022	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	381,644
TOTAL MARKET OB/XF VALUE	8,281
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	989,925
SOH/AGL Deduction	504,337
ASSESSED VALUE	485,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,588
TOTAL JUST VALUE	989,925
NCON VALUE	0
INCOME VALUE	33,127
PREVIOUS YEAR MKT VALUE	875,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051504	REPAIR/RRF	3,000	04/04/2005
20040959	SIGNS	750	05/24/2004
20040960	SIGNS	700	05/24/2004
972142	REPAIR/RRF	2,350	10/09/1997
B8826	REMODEL	2,000	02/01/1995
7723	REPAIR/RRF	10,000	05/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/1226	8/24/2018	WD	Q	I	01	450,000
GRANTOR: HOLLY INVESTMENTS LIM						
GRANTEE: ALPINE OF AMELIA PR						
1813/1451	9/12/2012	WD	U	I	12	201,000
GRANTOR: 401 & 528 SOUTH EIGTH						
GRANTEE: HOLLY INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=1993] W40S51E12 CAN=[YR=2011] S7E7N7W7$E28N31 AOF=[YR=1993] N13W20S18E6N5E14$W14S5 W6N18E20N7$S51CAN=[YR=2011] S4E7N4W7 $E20N51$.

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 02/09/2022 BY KK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS

BLOCK 142 LOTS 3 & 4
IN OR 2219/1226
CITY OF FDNA BEACH

ALPINE OF AMELIA PROP III LLC/
1417 SADLER ROAD #256
FERNANDINA BEACH, FL 32034

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

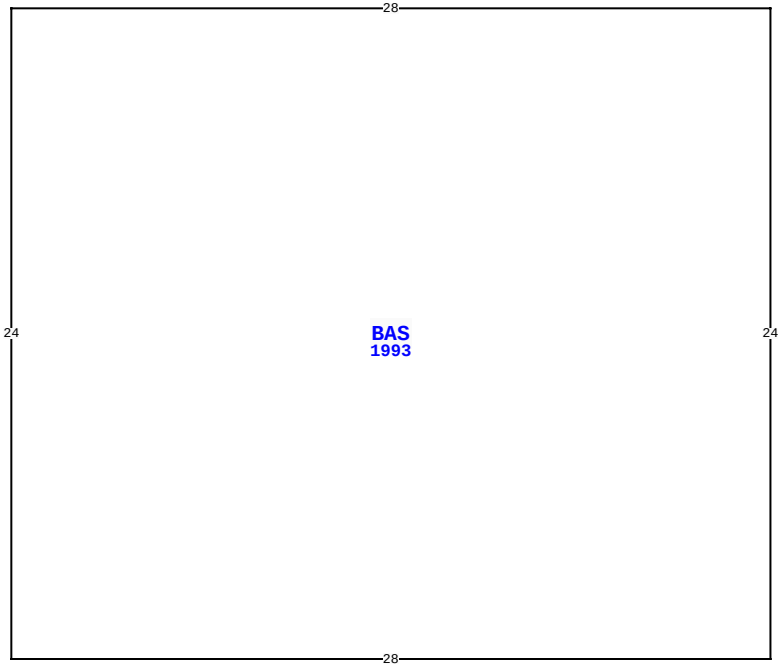
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	13,030
TOTALS	672		672	13,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	672	81.6480	38.78	26,060	1985	1985	0	0	0	50.00	50.00

9 PREFAB MTL – 0% - 0 Heated Area: 672 HX Base Yr



528 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	02/09/2022 KK
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	381,644
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TOTAL MARKET VALUE	989,925
SOH/AGL Deduction	504,337
ASSESSED VALUE	485,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,588
TOTAL JUST VALUE	989,925
NCON VALUE	0
INCOME VALUE	33,127
PREVIOUS YEAR MKT VALUE	875,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7724	REMODEL	300	05/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/1226	8/24/2018	WD	Q	I	01	450,000
GRANTOR: HOLLY INVESTMENTS LIM						
GRANTEE: ALPINE OF AMELIA PR						
1813/1451	9/12/2012	WD	U	I	12	201,000
GRANTOR: 401 & 528 SOUTH EIGTH						
GRANTEE: HOLLY INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S24 E28 N24 $.

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 02/09/2022 BY KK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS