

PALMETTOGOLD3 LLC &/SUNSPOT4 LLC
9611 N US HWY 1 #395
SEBASTIAN, FL 32958

00-00-31-1800-0197-0010



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 80

Exterior Wall15CONC BLOCK 20

Roof Structure10STEEL FRME 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor03CONC FINSH 100

Ceiling04NONE 100

Air Condition04ROOF TOP 100

Heating Type04AIR DUCTED 100

Fixtures7100

Frame05STEEL 100

Story HeightRMS1.15100
5100

StoriesUnits0100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE1100STORES, 1 STORY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC2002.00

TOTALS10,64010,5501,449,886

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND

11010410,550104.2308152.701,610,9852021202100100.0090.00

1RETAILSTOR - 0% - 0Heated Area: 10512HX Base Yr

BLD DATE10/04/2021KK

XF DATE10/04/2021KK

INC DATE

LGL DATE

LAND DATE

AG DATE

10/04/2021KK

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS10,51210010,5121,444,664

CAN12830385,223

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE1,449,886

TOTAL MARKET OB/XF VALUE156,137

TOTAL LAND VALUE - MARKET553,424

TOTAL MARKET VALUE2,159,447

SOH/AGL Deduction0

ASSESSED VALUE2,159,447

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE2,159,447

TOTAL JUST VALUE2,159,447

NCON VALUE0

INCOME VALUE26,514,136

PREVIOUS YEAR MKT VALUE1,996,800

PERMIT NUMDESCRIPTIONAMTISSUED

20210188ELEC OTHER70,00005/28/2021

20210182NEW CONST-DOLLAR1,365,34505/26/2021

20210183FOUNDATION2,50004/23/2021

20210006OTHER - SITE WORK22,54602/12/2021

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE

2523/007912/10/2021SWQI013,233,500

GRANTOR: CONCEPT DEVELOPMENT I

GRANTEE: PALMETTO GOLD3 LLC

2380/03057/28/2020WDQV051,410,000

GRANTOR: OGLETHORPE DEVELOPMEN

GRANTEE: CONCEPT DEVELOPMENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W140 S60 CAN=[YR=2021] S16 E16 U16 L16 \$ D16 R16 E124 N76\$.

EXTRA FEATURES

1200 VINTAGE WAY, FERNANDINA BEACH

BLD DATE10/04/2021KK

XF DATE10/04/2021KK

INC DATE

LGL DATE

LAND DATE

AG DATE

10/04/2021KK

L NOB/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

10812CONCRETE C000018,401.00SF4.004.0010020212021310073,604

20855CONC PAVER00005,413.00SF7.007.0010020212021310037,891

30810CONCRETE A0000129.00SF6.506.50100202120213100839

40972ST LGHT UN00004.00UT2,530.002,530.001002021202139910,019

50400CONC CURB0000384.00LF15.0015.001002021202131005,760

60090AUTO DOOR00001.00UT2,500.002,500.00100202120213972,425

70402CONC BUMPE000026.00UT25.0025.00100202120213100650

84950BOLLARD00004.00UT100.00100.00100202120213100400

90812CONCRETE C00003,740.00SF4.004.0010020212021310014,960

100098AWNING MTL0000398.00SF13.0013.00100202120213975,019

LAND DESCRIPTIONTOTAL OB/XF151,567

L NUSE CODE CLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHATHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1001100CSTORE 1FLR0C-20.000.0052,707.00SF1.001.001.0010.5010.50553,424

REVIEW DATE10/04/2021BYKKTot Acres: 0.00Total Land Value: 553,424Market: 0Agricultural: 0Common: 553,424PRINTED 08/02/2023 BY SYS

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