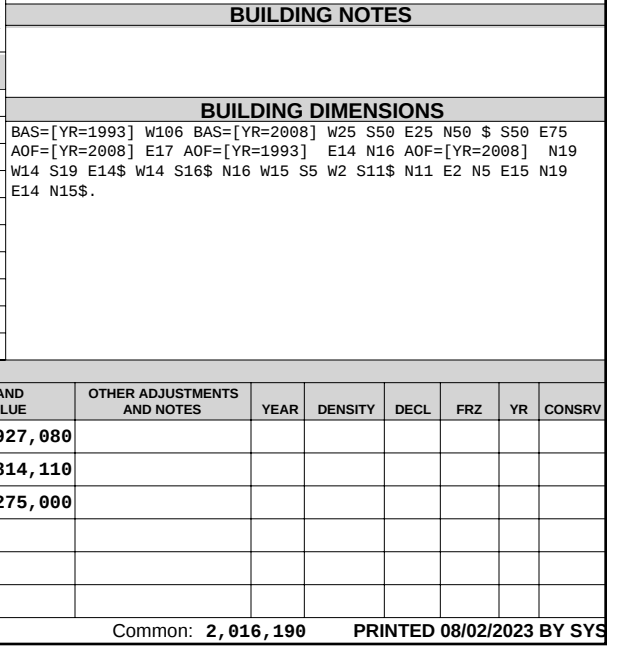


CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0001-0000



CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0001-0000

[illegible]

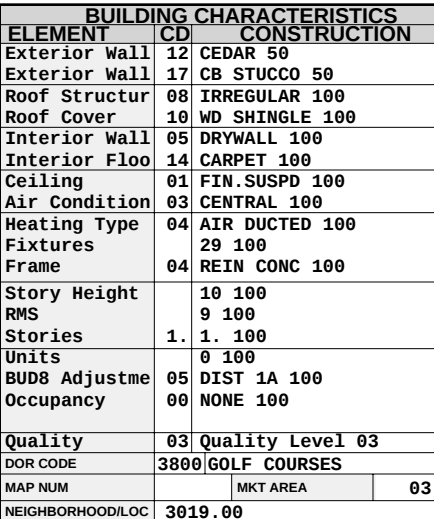
CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0001-0000

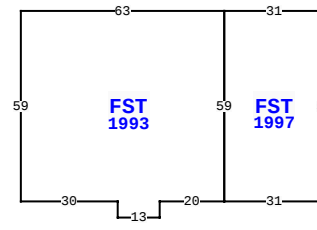
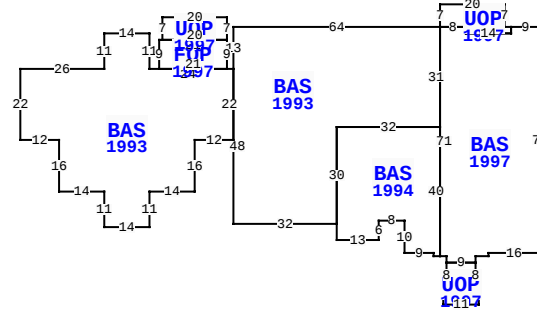
[illegible]

CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0001-0000



MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
2101	04	11,618	104.2720	184.82	2,147,239	1988	1988	0	0	0	43.00 57.00
4 RSTARANT 1 - 0% - 0				Heated Area: 8669				HX Base Yr			



PAGE 4 of 5 8

VALUATION SUMMARY		
0	VALUATION BY	STANDARD
	Tax Group: 8	
	Tax Dist:	
	BUILDING MARKET VALUE	1,980,862
	TOTAL MARKET OB/XF VALUE	1,383,490
	TOTAL LAND VALUE - MARKET	2,616,190
	TOTAL MARKET VALUE	5,379,742
	SOH/AGL Deduction	0
	ASSESSED VALUE	5,379,742
	TOTAL EXEMPTION VALUE	0
	BASE TAXABLE VALUE	5,379,742
	TOTAL JUST VALUE	5,379,742
	NCON VALUE	0
	INCOME VALUE	
	PREVIOUS YEAR MKT VALUE	5,019,156

[illegible]

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/1819	7/13/2012	WD	Q	I	01	4,900,000

GRANTEE: CONCERT AMELIA LLC

0580/0465	10/02/1989	QC	U	V	02	100
-----------	------------	----	---	---	----	-----

GRANTEE: SUMMER BCH AMENITIE

BLD DATE	12/22/2020	KK	LGL DATE	12/22/2020	KK
XF DATE	12/22/2020	KK	LAND DATE		
INC DATE			AG DATE		

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
33	1076	TRELLIS A	0	0	28	20	560.00	SF	7.50	7.50	100	2004	2004	3	40	1,680	
34	1076	TRELLIS A	0	0	16	8	128.00	SF	7.50	7.50	100	2004	2004	3	40	384	
35	1076	TRELLIS A	0	0	16	8	128.00	SF	7.50	7.50	100	2004	2004	3	40	384	
36	1076	TRELLIS A	0	0	16	8	128.00	SF	7.50	7.50	100	2004	2004	3	40	384	
37	0810	CONCRETE A	0	0	0	0	129.00	SF	6.50	6.50	100	2004	2004	3	86	721	
38	1126	CB/STC 8"	0	0	0	0	6,970.00	SF	8.00	8.00	100	2004	2004	3	86	47,954	
39	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	66	396	
40	0872	POOL HTR C	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	24	1,440	
41	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	24	1,680	
42	0092	AUTO GATE	0	0	0	0	1.00	UT	1,750.00	1,750.00	100	2004	2004	3	24	420	

[illegible]

```

BAS=[YR=1997] W9 UOP=[YR=1997] W2 N7 W20 S7 E8 S2 E14 N2 S $ S2
W14 N2 W8 BAS=[YR=1993] W64 S13 BAS=[YR=1993] W2
FOP=[YR=1997] N9 UOP=[YR=1997] N7 W20 S7 E20 $ W21 S9 E21 $
W24 N11 W14 S11 W26 S22 E12 S16 E14 S11 E14 N11 E16 N16 E12
N22 $ S48 E32 BAS=[YR=1994] S5 E13 N6 E8 S10 E9 S1 E2 N40 W32
S30 $ N30 E32 N31 $ S71 E2 S2 UOP=[YR=1997] S8 W1 S5 E11 N5
W1 N8 W9 $ E9 N2 E4 N1 E16 W70 $ PTR= E25 FST=[YR=1993] E63
FST=[YR=1997] E31 S59 W31 N59 $ S59 W20 S5 W13 N5 W30 N59 $
W25 $ .

```

55,443

[illegible]

PT LOT 1 OF GOLFSIDE @ SUMMER
BEACH #1 PBK 5/114 & PT LOTS
18 19 & 20 OF AMELIA SUB OF

CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

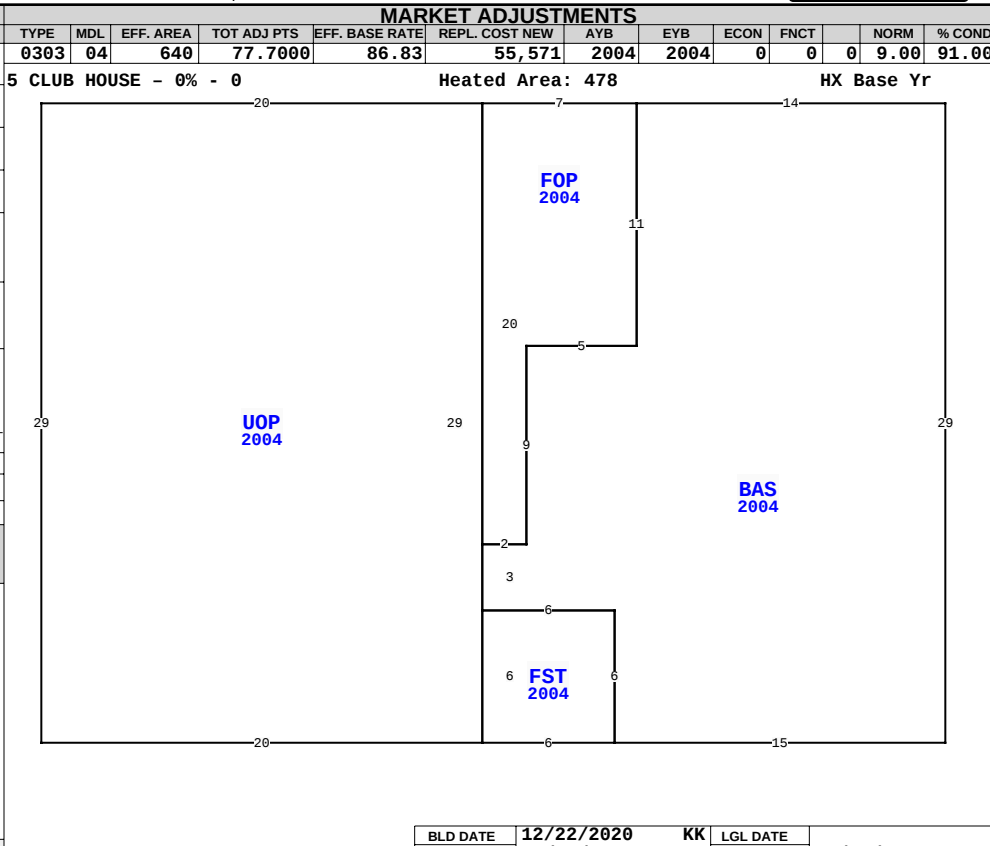
Quality	03	Quality Level 03
DOR CODE	3800	GOLF COURSES
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	478	100	478	37,770
FOP	95	30	28	2,212
FST	36	50	18	1,422
UOP	580	20	116	9,166
TOTALS	1,189		640	50,570

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
43	0646	LWN SPRK H	0	0	0	85.00	UT	2.00	2.00	100	2004	2004	3	40	68	
44	0681	POLE SHED	0	0	40	13	SF	15.00	15.00	100	2000	2000	3	29	2,262	
45	0351	CARPORT MT	0	0	20	15	SF	10.00	10.00	100	1987	1987	3	20	600	
46	0350	CARPORT WD	0	0	42	22	SF	13.00	13.00	100	2015	2015	3	74	8,889	
47	0940	SHEDS/PORT	0	0	11	6	SF	30.00	30.00	100	2000	2000	3	20	396	

LAND DESCRIPTION			TOTAL OB/XF 12,215													
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

REVIEW DATE 12/22/2020 BY KKK



TOTAL OB/XF 12,215																
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

Total Acres: 159.29 Total Land Value: 2,016,190 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY				PAGE 5 of 5	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				1,980,062	
TOTAL MARKET OB/XF VALUE				1,383,490	
TOTAL LAND VALUE - MARKET				2,016,190	
TOTAL MARKET VALUE				5,379,742	
SOH/AGL Deduction				0	
ASSESSED VALUE				5,379,742	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				5,379,742	
TOTAL JUST VALUE				5,379,742	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				5,019,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/1819	7/13/2012	WD	Q	I	01	4,900,000
GRANTOR: SUMMER BEACH AMENITIE						
GRANTEE: CONCERT AMELIA LLC						
0580/0465	10/02/1989	QC	U	V	02	100
GRANTOR: SUMMER BEACH LTD						
GRANTEE: SUMMER BCH AMENITIE						

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS=[YR=2004] W14 FOP=[YR=2004] W7 UOP=[YR=2004] W20 S29 E20 FST=[YR=2004] E6 N6 W6 S6\$ N29\$ S20 E2 N9 E5 N11\$ S11 W5 S9 W2 S3 E6 S6 E15 N29\$.																

Common: 2,016,190 PRINTED 08/02/2023 BY SYS