PT J PELOT GRANT SEC 11-2N-28E
BEING UNR LEASE PAR 1-6L
{K/A OMNI AMELIA ISLAND LLC

CITY OF FERNANDINA BEACH
204 ASH ST
FERNANDINA BEACH, FL 32034

2023

11-2N-28-0000-0001-006L

BUILDING CHARACTERISTICS

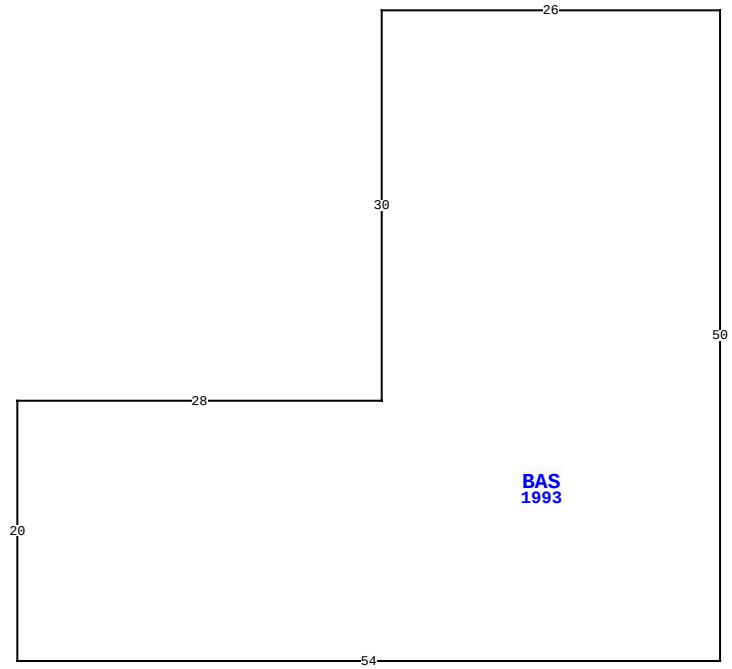
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		33 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	38,703
TOTALS	1,860		1,860	38,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	1,860	72.1409	32.64	60,710	1993	1993	0	0	0	36.25	63.75

1 AIR HANGAR – 0% - 0 Heated Area: 1860 HX Base Yr



3990 CENTURION WAY, FERNANDINA BEACH

BLD DATE	04/05/2019	KK	LGL DATE	
XF DATE	04/05/2019	KK	LAND DATE	04/05/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		38,703
TOTAL MARKET OB/XF VALUE		11,122
TOTAL LAND VALUE - MARKET		16,653
TOTAL MARKET VALUE		66,478
SOH/AGL Deduction		15,534
ASSESSED VALUE		50,944
TOTAL EXEMPTION VALUE	04	50,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		66,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N20 E28 N30 E26 S50 W54$.

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	0812	CONCRETE C	0	0	0	0	4,673.00	SF	4.00	4.00	100	1989	1989	3	59.5	11,122	

LAND DESCRIPTION

TOTAL OB/XF 11,122

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	008900	C	MUNICIPAL	0	0006	ILW	0.00	0.00	7,133.00	SF		1.00	1.00	1.00	1.95	1.95	13,909							
2	008900	C	MUNICIPAL	0			0.00	0.00	1,407.00	SF		1.00	1.00	1.00	1.95	1.95	2,744							

REVIEW DATE 04/05/2019 BY KK Total Acres: 0.00 Total Land Value: 16,653 Market: 0 Agricultural: 0 Common: 16,653 PRINTED 08/02/2023 BY SYS