

PT OF GOVT LOTS 1 & 2
IN OR 2095/816
EX 14-25

SLM AMELIA ISLAND LLC
4611 JOHNSTON RD
COCONUT CREEK, FL 33073

2023

20-3N-29-0000-0014-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures	118	100
Frame	04	REIN CONC 100
Common Wall	11	100
Story Height	15	100
RMS	43	100
Stories	2.	2. 100
Units	0	100
Occupancy	UN	UNKNOWN 100

Quality	03	Quality Level 03
DOR CODE	0600	RETIREMENT HOMES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	18,733	100	18,733	1,909,903
FEP	1,292	80	1,034	105,420
FOP	144	30	43	4,384
FUS	1,819	100	1,819	185,454

TOTALS	21,988		21,629	2,205,161
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EXTRA FEATURES									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0966	FIRE SPRNK	0	0	0	0	31,718.00	SF	3.00
2	1126	CB/STC 8"	0	0	0	0	220.00	SF	8.00
3	0812	CONCRETE C	0	0	0	0	2,891.00	SF	4.00
4	0097	AWNING CN	0	0	0	0	50.00	SF	65.00
5	0097	AWNING CN	0	0	0	0	20.00	SF	65.00
6	0881	FOUNTAIN	0	0	0	0	1.00	UT	8,000.00
7	0803	ASPHALT C	0	0	0	0	19,670.00	SF	2.00
8	0400	CONC CURB	0	0	0	0	965.00	LF	15.00
9	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00
10	0446	BOX FNC 6'	0	0	0	0	260.00	LF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000600	C	RETIREMENT	0	0003	C-1	0.00	0.00	307,535.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
7403	04	21,629	121.9800	152.17	3,291,285	1997	1997	0	0	0	33.00	67.00	
1 ASSIST LIV - 0% - 0													
Heated Area: 21586													
HX Base Yr													

1900 AMELIA TRACE CT, FERNANDINA BEACH					BLD DATE		02/01/2018		KK		LGL DATE	
					KF DATE				KK		LAND DATE	
					INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
31,718.00	SF	3.00	3.00	100	1997	1997	3	75	71,366			
220.00	SF	8.00	8.00	100	1997	1997	3	75	1,320			
2,891.00	SF	4.00	4.00	100	1997	1997	3	75	8,673			
50.00	SF	65.00	65.00	100	1997	1997	3	40	1,300			
20.00	SF	65.00	65.00	100	1997	1997	3	40	520			
1.00	UT	8,000.00	8,000.00	100	1997	1997	3	100	8,000			
19,670.00	SF	2.00	2.00	100	1997	1997	3	50	19,670			
965.00	LF	15.00	15.00	100	1997	1997	3	81	11,725			
3.00	UT	2,530.00	2,530.00	100	1997	1997	3	45	3,416			
260.00	LF	20.00	20.00	100	1997	1997	3	20	1,040			

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		3,138,156	
TOTAL MARKET OB/XF VALUE		136,877	
TOTAL LAND VALUE - MARKET		2,614,048	
TOTAL MARKET VALUE		5,889,081	
SOH/AGL Deduction		456,289	
ASSESSED VALUE		5,432,792	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		5,432,792	
TOTAL JUST VALUE		5,889,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		5,654,675	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160531	REPLACE 5 TON SYS	3,800	02/29/2016
20130142	GAS	750	01/18/2013
20121562	H/AC	3,000	08/01/2012
20121409	INSTALL AC UNIT	3,000	07/16/2012
20120250	INSTALL AC UNIT	3,500	02/14/2012
20110311	REPAIR/RRF	98,000	03/04/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2095/0816	1/17/2017	SW	U	I	35
GRANTOR: CR INVESTMENTS OF AME					
GRANTEE: SLM AMELIA ISLAND L					
1550/0883	2/11/2008	WD	Q	I	3,800,000
GRANTOR: MSN HOLDINGS INC					
GRANTEE: CR INVESTMENTS OF A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1997] W6 BAS=[YR=1997] W53 FEP=[YR=1997] N17 W38 S34 E38 N17 \$ S17 W134 S91 E97 N15 E36 S31 E24 N2 E6 S2 E28 N14 W1 N23 E3 N63 W6 N24 \$ S24 E6 N24 \$ PTR= E30 FUS=[YR=1997] E37 S12 E12 S19 W12 S12 W37 N43 \$ W30 \$.									

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