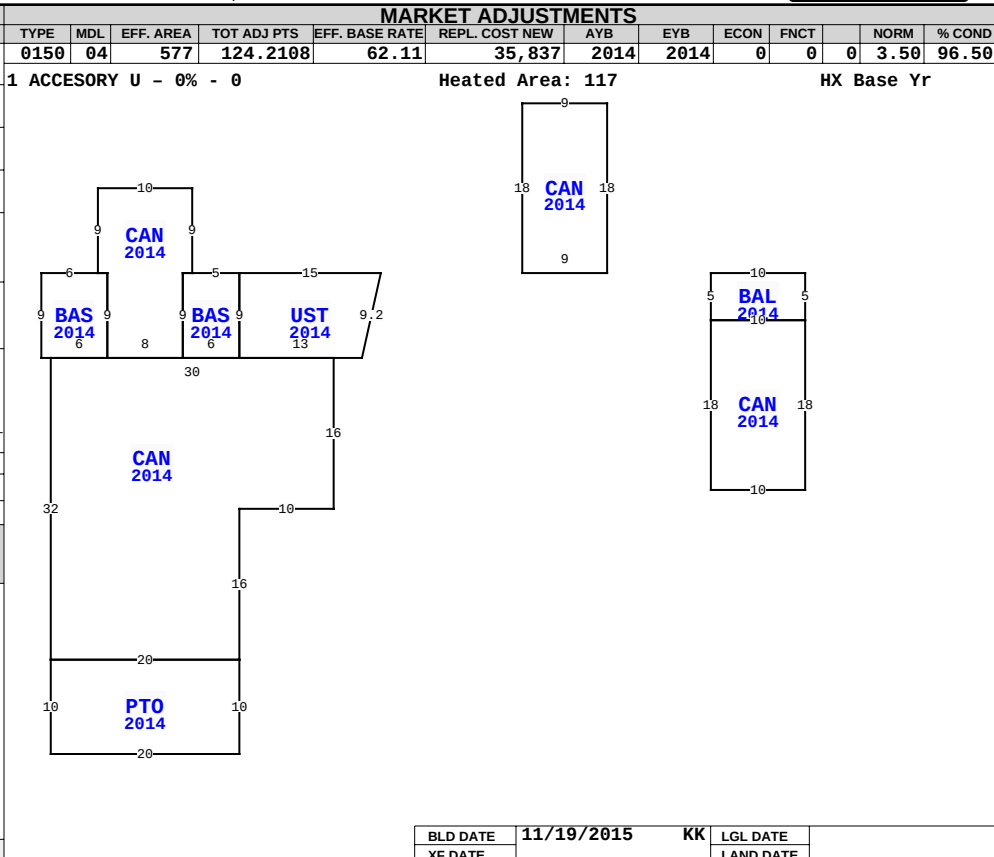




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0900	COMMON AREA
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC 10001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	50	15	8	480
BAS	54	100	54	3,237
BAS	63	100	63	3,776
CAN	162	30	49	2,936
CAN	162	30	49	2,936
CAN	180	30	54	3,237
CAN	800	30	240	14,384
PTO	200	5	10	599
UST	126	40	50	2,997
TOTALS	1,797		577	34,583



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 3	
VALUATION BY		RECONCILE	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		100	
TOTAL MARKET VALUE		100	
SOH/AGL Deduction		0	
ASSESSED VALUE		100	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		100	
TOTAL JUST VALUE		100	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413934	REPAIR/RRF	2,500	05/22/2014
E1427392	NEW CONSTR	0	02/06/2014
P1417171	NEW CONSTR	0	02/06/2014
B1428255	NEW CONSTR	42,270	01/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0319/0641	8/12/1980	QC	U	I	19
GRANTOR: AMELIA DUNES INC					
GRANTEE: AMELIA ISLAND PLANT					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UST=[YR=2014] W15 BAS=[YR=2014] W5 CAN=[YR=2014] N9 W10 S9 BAS=[YR=2014] W6 S9 E1 CAN=[YR=2014] S32 PTO=[YR=2014] S10 E20 N10 W20\$ E20 N16 E10 N16 W30\$ E6 N9 W1\$ E1 S9 E8 N9 E1\$ W1 S9 E6 N9\$ S9 E13 U9 R2 \$ PTR= E15 CAN=[YR=2014] E9 N18 W9 S18\$ W15\$ PTR= E35 BAL=[YR=2014] E10 S5 CAN=[YR=2014] S18 W10 N18 E10\$ W10 N5\$ W35\$.					

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
1	0812	CONCRETE C	0	0	94	60	5,640.00	SF	4.00	4.00	100	2000	2000	3
2	0444	BOX FNC 4'	0	0	0	0	25.00	LF	6.50	6.50	100	2005	2005	3
3	0810	CONCRETE A	0	0	19	18	342.00	SF	6.50	6.50	100	2005	2005	3
4	1076	TRELLIS A	0	0	10	3	30.00	SF	7.50	7.50	100	2005	2005	3
5	1076	TRELLIS A	0	0	10	3	30.00	SF	7.50	7.50	100	2005	2005	3
6	0350	CARPORT WD	0	0	10	6	60.00	SF	13.00	13.00	100	2005	2005	3
7	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2005	2005	3
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3
9	0444	BOX FNC 4'	0	0	0	0	14.00	LF	6.50	6.50	100	2005	2005	3
10	0300	BOAT DCK W	0	0	0	0	1,440.00	SF	40.00	40.00	100	1995	1995	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000005	C	COMMON S/D L	0			0.00	0.00	1.00	UT		1.00	1.00	1.00

AMELIA ISLAND PLN COMNITY ASSN
PO BOX 15489
FERNANDINA BEACH, FL 32035

21-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3									
ELEMENT										CD										5									
TYPE										MDL										EFF. AREA									
TOT ADJ PTS										EFF. BASE RATE										REPL. COST NEW									
AYB										EYB										ECON									
FNCT										NORM										% COND									
</																													

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3										5							
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY										RECONCILE									