

PT W1/4 OF NW1/4 SEC 25-2N-28E
& PT FRAC SEC 1-2N-27E PT
OR 1723/963 BEING EXHIBIT B-1

VILLAGES OF AMELIA LLC
1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

2023

25-2N-28-0000-0002-1040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																						
															VALUATION BY																								
															Tax Group: 4										STANDARD														
															Tax Dist:																								
															BUILDING MARKET VALUE										0														
															TOTAL MARKET OB/XF VALUE										0														
															TOTAL LAND VALUE - MARKET										445,186														
															TOTAL MARKET VALUE										445,186														
															SOH/AGL Deduction										175,849														
															ASSESSED VALUE										269,337														
															TOTAL EXEMPTION VALUE										0														
DOR CODE					1000					VACANT COMMERCIAL																													
MAP NUM										MKT AREA					04																								
NEIGHBORHOOD/LOC					4002.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					CHESTER RD, YULEE																																		
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																								
LAND DESCRIPTION																	TOTAL OB/XF 0																						
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	001000	C	COMMERCIAL	0		PUD	0.00	0.00	31,799.00	SF		1.00	1.00	1.00	14.00	14.00	445,186																						
REVIEW DATE 07/12/2018					BY KK					Total Acres: 0.00					Total Land Value: 445,186					Market: 0					Agricultural: 0					Common: 445,186					PRINTED 08/02/2023 BY SYS				