

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

25-2N-28-0000-0002-1200

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	20	FACE BRICK 60								1602	04	12,101	92.4728	101.49	1,228,130	2021	2021		0	0	1.00	99.00	VALUATION BY																										
Exterior Wall	17	CB STUCCO 40								1 NBHD SHOP - 0% - 0										Heated Area: 12080										HX Base Yr										STANDARD									
Roof Structur	09	RIDGE FRME 100																												Tax Group: 4										Tax Dist:									
Roof Cover	04	BUILT-UP 100																												BUILDING MARKET VALUE										1,215,849									
Interior Wall	01	MINIMUM 100																												TOTAL MARKET OB/XF VALUE										196,528									
Interior Floo	01	NONE 90																												TOTAL LAND VALUE - MARKET										1,110,780									
Interior Floo	03	CONC FINSH 10																												TOTAL MARKET VALUE										2,523,157									
Ceiling	04	NONE 100																												SOH/AGL Deduction										1,017,494									
Air Condition	01	NONE 100																												ASSESSED VALUE										1,505,663									
Heating Type	01	NONE 100																												TOTAL EXEMPTION VALUE										0									
Fixtures	01	NONE 100																												BASE TAXABLE VALUE										1,505,663									
Frame	03	MASONRY 100																												TOTAL JUST VALUE										2,523,157									
Story Height		12 100																												NCON VALUE										0									
RMS		4 100																												INCOME VALUE										2,944,481									
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE										1,390,179									
Units	00	0 100																																															
Occupancy	00	NONE 100																																															
Quality	06	Quality Level 06																																															
DOR CODE	1600	COMMUNITY SHOPPING																																															
MAP NUM		MKT AREA																																															
NEIGHBORHOOD/LOC	4002.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	180	100	180	18,085																																													
BAS	198	100	198	19,894																																													
BAS	876	100	876	88,016																																													
BAS	1,296	100	1,296	130,216																																													
BAS	1,800	100	1,800	180,855																																													
BAS	2,402	100	2,402	241,341																																													
BAS	5,328	100	5,328	535,332																																													
FST	42	50	21	2,110																																													
TOTALS	12,122		12,101	1,215,849																																													
EXTRA FEATURES					463913 SR 200, 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																																	
7	0803	ASPHALT C	0	0	0	0	35,168.00	SF 2.00	2.00	100	2021	2021	3	90	63,302																																		
8	0400	CONC CURB	0	0	0	0	1,407.00	LF 15.00	15.00	100	2021	2021	3	100	21,105																																		
9	0812	CONCRETE C	0	0	0	0	4,962.00	SF 4.00	4.00	100	2021	2021	3	100	19,848																																		
10	4950	BOLLARD	0	0	0	0	6.00	UT 100.00	100.00	100	2021	2021	3	100	600																																		
11	0810	CONCRETE A	0	0	23	6	138.00	SF 6.50	6.50	100	2021	2021	3	100	897																																		
12	0825	BRICK	0	0	0	0	38.00	SF 12.50	12.50	100	2021	2021	3	100	475																																		
13	0812	CONCRETE C	0	0	0	0	1,027.00	SF 4.00	4.00	100	2021	2021	3	100	4,108																																		
14	0097	AWNING CN	0	0	0	0	112.00	SF 65.00	65.00	100	2021	2021	3	98	7,134																																		
15	0810	CONCRETE A	0	0	19	5	95.00	SF 6.50	6.50	100	2021	2021	3	100	618																																		
16	0972	ST LGHT UN	0	0	0	0	8.00	UT 2,530.00	2,530.00	100	2021	2021	3	99	20,038																																		
LAND DESCRIPTION					TOTAL OB/XF 138,125																																												
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	001610	C	SH CTR NHD	0	0004	PUD	0.00	0.00	74,052.00	SF		1.00	1.00	1.00	15.00	15.00	1,110,780																																

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[illegible]