PT OR 1028/835
ESMT PT OR 809/1455 & 1445
EX 1-8

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2023

37-2N-27-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

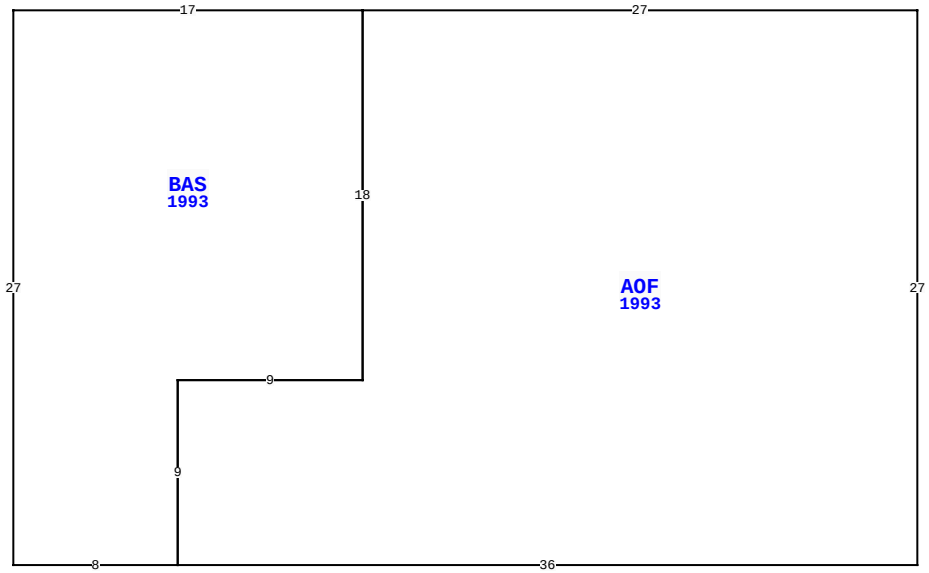
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	810	100	810	34,120
BAS	378	100	378	15,922
TOTALS	1,188		1,188	50,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	04	1,188	85.9320	48.98	58,188	1989	1989	0	0	0	14.00	86.00

1 LGHT MANUF – 0% - 0 Heated Area: 1188 HX Base Yr



BLD DATE	07/13/2021	KK	LGL DATE	
XF DATE	07/13/2021	KK	LAND DATE	05/31/2023 MLU
INC DATE			AG DATE	

95745 AMELIA CONCOURSE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,924
TOTAL MARKET OB/XF VALUE		114,184
TOTAL LAND VALUE - MARKET		380,625
TOTAL MARKET VALUE		856,733
SOH/AGL Deduction		199,262
ASSESSED VALUE		657,471
TOTAL EXEMPTION VALUE	04	657,471
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		856,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26003	REMODEL	130,000	05/01/2012
B16836	OTHER	400,000	12/01/2005
P09126	OTHER	0	03/01/2005
M09279	MECH OTHER	0	02/01/2005
E0413971	ELEC OTHER	100,000	12/01/2004
8532	CHNGE SRVC	900	10/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1026/0541	12/21/2001	WD	U	I	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W27BAS=[YR=1993] W17S27E8N9
E9N18$S18W9S9E36N27$.

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	0810	CONCRETE A	0	0	0	0	106.00	SF	6.50	6.50	100	1989	1989	3	59.5	410	
2	0431	CL FNC 8B	0	0	0	0	4,837.00	LF	14.38	14.38	100	2005	2005	3	69	47,977	
3	0467	FNC GT 25'	0	0	0	0	1.00	UT	805.00	805.00	100	2005	2005	3	69	555	
4	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	27	945	
5	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1989	1989	3	28	504	
6	0810	CONCRETE A	0	0	0	0	210.00	SF	6.50	6.50	100	1989	1989	3	59.5	812	
7	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2005	2005	3	69	1,863	
8	0810	CONCRETE A	0	0	0	0	172.00	SF	6.50	6.50	100	2005	2005	3	87	973	
9	0978	SECURTY LT	0	0	0	0	15.00	UT	450.00	450.00	100	2005	2005	3	69	4,658	
10	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2005	2005	3	69	1,242	

TOTAL OB/XF 59,939

LAND DESCRIPTION

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	009100	C	UTILITY	0		OR	0.00	0.00	10.15	AC		1.00	1.00	0.50	75,000.00	37,500.00	380,625							

REVIEW DATE 07/13/2021 BY KK Total Acres: 10.15 Total Land Value: 380,625 Market: 0 Agricultural: 0 Common: 380,625 PRINTED 08/02/2023 BY SYS

PT OR 1028/835
ESMT PT OR 809/1455 & 1445
EX 1-8

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2023

37-2N-27-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 60
Interior Floo	07	CORK/VTILE 40
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

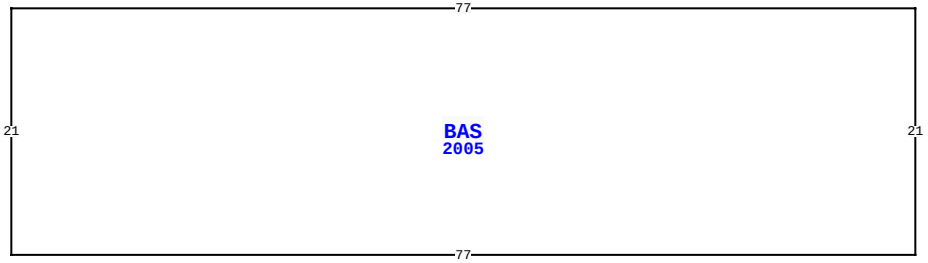
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	183,319
TOTALS	1,617		1,617	183,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,617	91.7700	130.31	210,711	2005	2005	0	0	0	13.00	87.00

2 OFFICE 1&2 – 0% - 0 Heated Area: 1617 HX Base Yr



95745 AMELIA CONCOURSE, FERNANDINA BEACH

BLD DATE	07/13/2021	KK	LGL DATE	
XF DATE	07/13/2021	KK	LAND DATE	05/31/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,924
TOTAL MARKET OB/XF VALUE		114,184
TOTAL LAND VALUE - MARKET		380,625
TOTAL MARKET VALUE		856,733
SOH/AGL Deduction		199,262
ASSESSED VALUE		657,471
TOTAL EXEMPTION VALUE	04	657,471
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		856,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1026/0541	12/21/2001	WD	U	I	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W77S21E77N21$.

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
11	0810	CONCRETE A	0	0	37	10	370.00	SF	6.50	6.50	100	2005	2005	3	87	2,092	
12	1125	CB/STC 6"	0	0	26	0	26.00	SF	7.35	7.35	100	2005	2005	3	87	166	
13	0810	CONCRETE A	0	0	9	4	36.00	SF	6.50	6.50	100	2005	2005	3	87	204	
14	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2005	2005	3	69	1,242	
15	4950	BOLLARD	0	0	0	0	21.00	UT	100.00	100.00	100	2005	2005	3	100	2,100	
16	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1989	1989	3	100	1,500	
17	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1989	1989	3	28	378	
18	4950	BOLLARD	0	0	0	0	21.00	UT	100.00	100.00	100	2005	2005	3	100	2,100	
19	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2005	2005	3	100	400	
20	0819	CONC 12"	0	0	5	5	25.00	SF	9.50	9.50	100	2005	2005	3	87	207	

TOTAL OB/XF 10,389

LAND DESCRIPTION

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

REVIEW DATE 07/13/2021 BY KK Total Acres: 10.15 Total Land Value: 380,625 Market: 0 Agricultural: 0 Common: 380,625 PRINTED 08/02/2023 BY SYS

PT OR 1028/835
ESMT PT OR 809/1455 & 1445
EX 1-8

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2023

37-2N-27-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		1 100
Frame	05	STEEL 100
Story Height		37 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

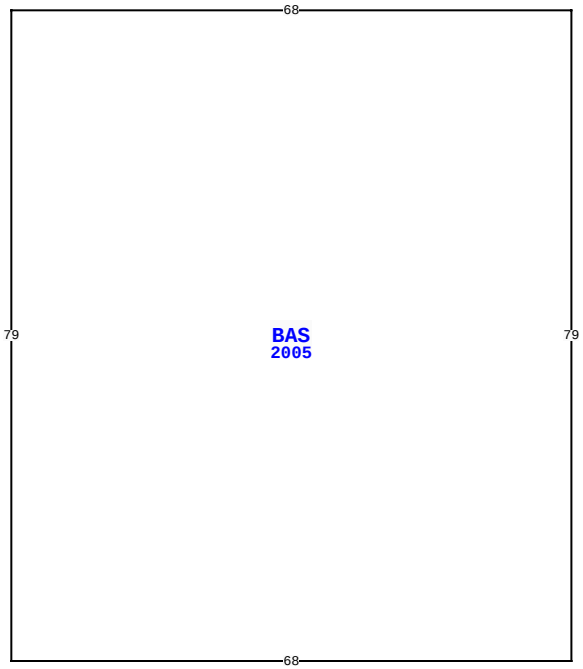
DOR CODE 9100 UTILITIES
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,372	100	5,372	115,416
TOTALS	5,372		5,372	115,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	04	5,372	39.2700	22.38	120,225	2005	2005	0	0	0	4.00	96.00

3 LGHT MANUF – 0% - 0 Heated Area: 5372 HX Base Yr



BLD DATE	07/13/2021	KK	LGL DATE	
XF DATE	07/13/2021	KK	LAND DATE	05/31/2023 MLU
INC DATE			AG DATE	

95745 AMELIA CONCOURSE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,924
TOTAL MARKET OB/XF VALUE		114,184
TOTAL LAND VALUE - MARKET		380,625
TOTAL MARKET VALUE		856,733
SOH/AGL Deduction		199,262
ASSESSED VALUE		657,471
TOTAL EXEMPTION VALUE	04	657,471
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		856,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1026/0541	12/21/2001	WD	U	I	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W68S79E68N79$.

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
21	0098	AWNING MTL	0	0	37	5	185.00	SF	13.00	13.00	100	2017	2017	3	82	1,972	
22	0351	CARPORT MT	0	0	30	22	660.00	SF	10.00	10.00	100	2016	2016	3	78	5,148	
23	0351	CARPORT MT	0	0	50	15	750.00	SF	10.00	10.00	100	2016	2016	3	78	5,850	
24	0811	CONCRETE B	0	0	0	0	591.00	SF	5.20	5.20	100	2019	2019	3	99	3,042	
25	0351	CARPORT MT	0	0	22	16	352.00	SF	10.00	10.00	100	2019	2019	3	90	3,168	
26	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2019	2019	3	90	3,600	
27	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2019	2019	3	90	7,776	
28	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2019	2019	3	90	7,776	
29	0351	CARPORT MT	0	0	33	18	594.00	SF	10.00	10.00	100	2020	2020	3	93	5,524	

TOTAL OB/XF 43,856

LAND DESCRIPTION

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

REVIEW DATE 07/13/2021 BY KK Total Acres: 10.15 Total Land Value: 380,625 Market: 0 Agricultural: 0 Common: 380,625 PRINTED 08/02/2023 BY SYS

PT OR 1028/835
ESMT PT OR 809/1455 & 1445
EX 1-8

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2023

37-2N-27-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

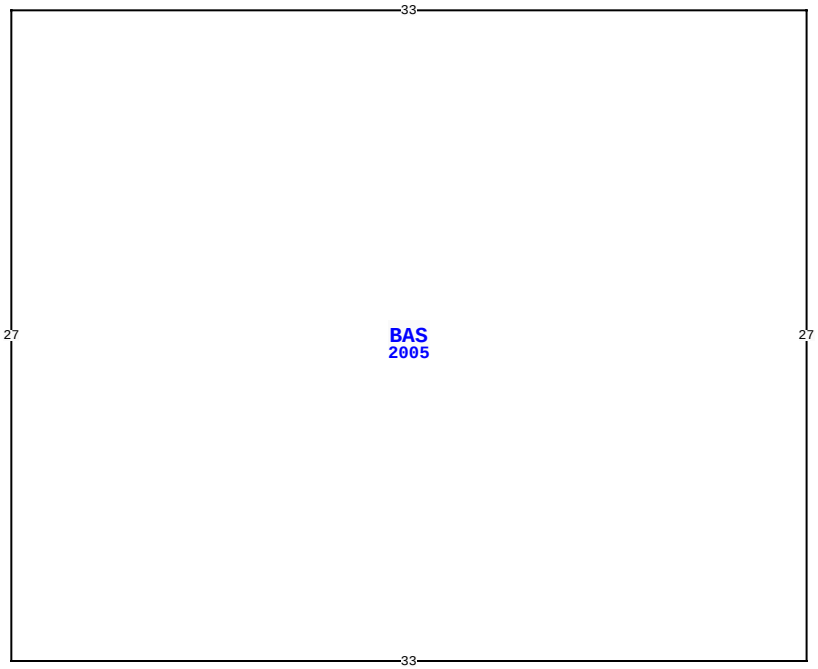
DOR CODE 9100 UTILITIES
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	891	100	891	13,147
TOTALS	891		891	13,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	04	891	26.9640	15.37	13,695	2005	2005	0	0	0	4.00	96.00

4 LGHT MANUF – 0% - 0 Heated Area: 891 HX Base Yr



95745 AMELIA CONCOURSE, FERNANDINA BEACH

BLD DATE	07/13/2021	KK	LGL DATE	
XF DATE	07/13/2021	KK	LAND DATE	05/31/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,924
TOTAL MARKET OB/XF VALUE		114,184
TOTAL LAND VALUE - MARKET		380,625
TOTAL MARKET VALUE		856,733
SOH/AGL Deduction		199,262
ASSESSED VALUE		657,471
TOTAL EXEMPTION VALUE	04	657,471
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		856,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1026/0541	12/21/2001	WD	U	I	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W33S27E33N27$.

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	% 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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/13/2021 BY KK Total Acres: 10.15 Total Land Value: 380,625 Market: 0 Agricultural: 0 Common: 380,625 PRINTED 08/02/2023 BY SYS