

PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2023

46-2N-28-0000-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	09 PINE WOOD 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	3 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	2000 TRANSIT TERMINALS

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2001.00
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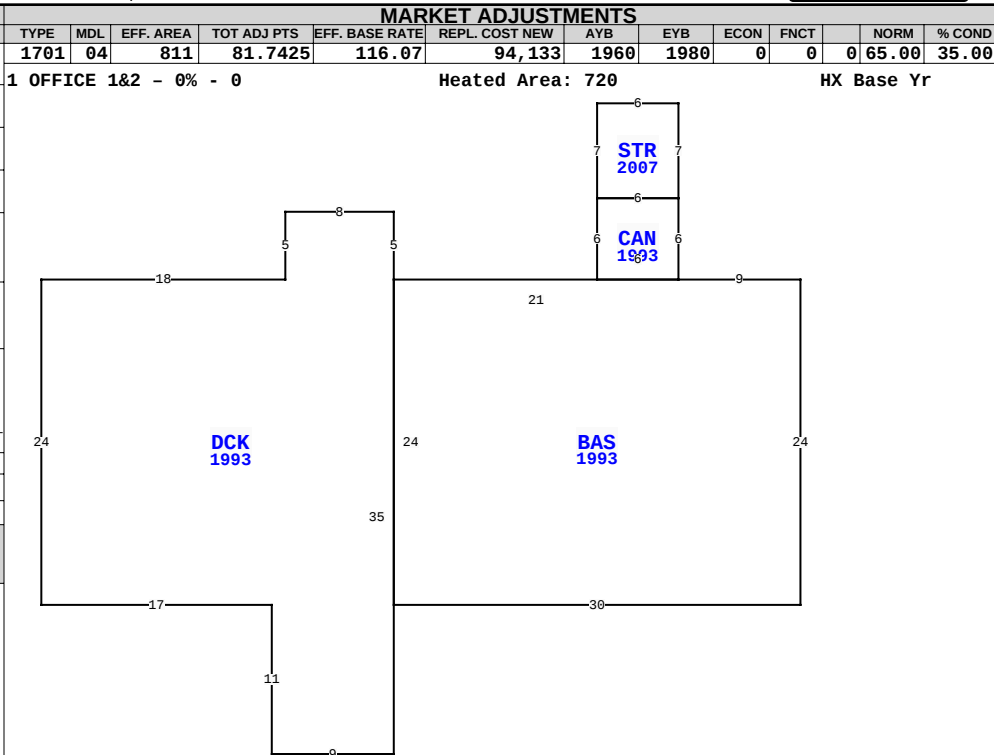
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	29,250
CAN	36	30	11	447
DCK	763	10	76	3,087
STR	42	10	4	162

TOTALS	1,561	811	32,947
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EXTRA FEATURES											
L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	
2	0424	CL FNC 6'	0	0	0	0	58.00	LF	20.00	20.00	
3	0922	CWALL-CB/D	0	0	0	0	2,518.00	LF	740.00	740.00	
4	0810	CONCRETE A	0	0	0	0	392.00	SF	6.50	6.50	
5	0812	CONCRETE C	0	0	0	0	3,850.00	SF	4.00	4.00	
6	0803	ASPHALT C	0	0	0	0	48,750.00	SF	2.00	2.00	
8	0855	CONC PAVER	0	0	0	0	3,012.00	SF	10.00	10.00	
9	0820	WOOD WALK	0	0	14	6	84.00	SF	11.75	11.75	
10	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	
11	0811	CONCRETE B	0	0	53	20	1,060.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002001	C	TRANS TERM	0	0004	CG	0.00	0.00	6.15	AC	
2	009615	C	SLOUGH-MAS	0			0.00	0.00	8.20	AC	
3	009500	C	SUBMERGED	0			0.00	0.00	15.52	AC	

REVIEW DATE	01/15/2020	BY	KK
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251 CREEKSIDE DR, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE	
XF DATE	01/15/2020	KK	LAND DATE	01/15/2020
INC DATE			AG DATE	

TOTAL OB/UF											
L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	
2	0424	CL FNC 6'	0	0	0	0	58.00	LF	20.00	20.00	
3	0922	CWALL-CB/D	0	0	0	0	2,518.00	LF	740.00	740.00	
4	0810	CONCRETE A	0	0	0	0	392.00	SF	6.50	6.50	
5	0812	CONCRETE C	0	0	0	0	3,850.00	SF	4.00	4.00	
6	0803	ASPHALT C	0	0	0	0	48,750.00	SF	2.00	2.00	
8	0855	CONC PAVER	0	0	0	0	3,012.00	SF	10.00	10.00	
9	0820	WOOD WALK	0	0	14	6	84.00	SF	11.75	11.75	
10	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	
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TOTAL OB/UF											
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1	002001	C	TRANS TERM	0	0004	CG	0.00	0.00	6.15	AC	
2	009615	C	SLOUGH-MAS	0			0.00	0.00	8.20	AC	
3	009500	C	SUBMERGED	0			0.00	0.00	15.52	AC	

REVIEW DATE	01/15/2020	BY	KK
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						1,622,476					
TOTAL MARKET OB/UF VALUE						986,587					
TOTAL LAND VALUE - MARKET						600,218					
TOTAL MARKET VALUE						3,209,281					
SOH/AGL Deduction						0					
ASSESSED VALUE						3,209,281					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						3,209,281					
TOTAL JUST VALUE						3,209,281					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						3,095,045					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003703	REMODEL	2,000	05/03/2019
B1530859	FEMA INSPECTION 0	0	07/01/2015
B1530860	FEMA INSPECTION 0	0	07/01/2015
B1530862	FEMA INSPECTION 0	0	07/01/2015
B1530863	FEMA INSPECTION 0	0	07/01/2015
B1530864	FEMA INSPECTION 0	0	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000
GRANTOR: AI MARINA INC						
GRANTEE: WINDWARD AMELIA MAR						
2216/1884	8/06/2018	SW	Q	I	05	6,355,800
GRANTOR: AIYB LLC						
GRANTEE: AI MARINA INC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W9 CAN=[YR=1993] N6 STR=[YR=2007] N7W6S7E6\$W6S6E6\$ W21DCK=[YR=1993] N5 W8S5W18S24E17S11E9N35\$S24E30 N24\$.											

REVIEW DATE	01/15/2020	BY	KK	Total Acres: 29.87	Total Land Value: 600,218	Market: 0	Agricultural: 0	Common: 600,218	PRINTED 08/02/2023 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 10				8										
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	25	MOD METAL 100			4803	06	15,120	95.2387	45.24	684,029	1992	1992	0	0	0	45.00	55.00	VALUATION BY					STANDARD																					
Roof Structur	10	STEEL FRME 100			4 STOR WAREH - 0% - 0												Heated Area: 15120					HX Base Yr																						
Roof Cover	12	MODULAR MT 100			120 126 126 120 BAS 1993												Tax Group: 8					Tax Dist:																						
Interior Wall	07	NONE 100																BUILDING MARKET VALUE					1,622,476																					
Interior Floo	01	NONE 50																TOTAL MARKET OB/XF VALUE					986,587																					
Interior Floo	03	CONC FINSH 50																TOTAL LAND VALUE - MARKET					600,218																					
Ceiling	04	NONE 100																TOTAL MARKET VALUE					3,209,281																					
Air Condition	01	NONE 100																SOH/AGL Deduction					0																					
Heating Type	01	NONE 100																ASSESSED VALUE					3,209,281																					
Plumbing	00	0 100																TOTAL EXEMPTION VALUE					0																					
Frame	05	STEEL 100																BASE TAXABLE VALUE					3,209,281									</												

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