PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

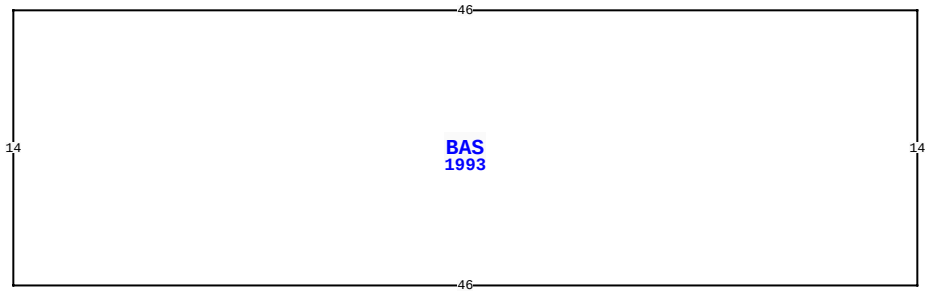
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	644	12,005
TOTALS	644		644	12,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	644	95.6000	62.14	40,018	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 644 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002438	MH MOVE-ON	0	04/05/2018
C5329	CO ISSUED	0	03/09/2011
P14656	OTHER	0	02/01/2011
MH5125	CO ISSUED	0	11/13/2008
P13463	OTHER	0	09/01/2008
M14102	MECH OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S14 E46 N14 $.

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	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2008	2008	3	40	64	
2	1242	WD DECK A	0	0	13	8	104.00	SF	10.00	10.00	100	2006	2006	3	31	322	
3	1242	WD DECK A	0	0	3	8	24.00	SF	6.70	6.70	100	2014	2014	3	70	113	
4	1242	WD DECK A	0	0	10	8	80.00	SF	6.70	6.70	100	2014	2014	3	70	375	
5	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2006	2006	3	31	87	
6	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1988	1988	3	20	200	
7	0751	UOP	0	0	12	8	96.00	SF	10.00	10.00	100	2006	2006	3	48	461	
8	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	1988	1988	3	20	48	
9	1242	WD DECK A	0	0	9	4	36.00	SF	10.00	10.00	100	2006	2006	3	31	112	
10	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2014	2014	3	70	448	

TOTAL OB/XF 2,230

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	002800	C	PARKNG LOT	0	0005	OR	0.00	0.00	5.78	AC		1.00	1.00	2.30	55,000.00	126,500.00	731,170							

REVIEW DATE 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

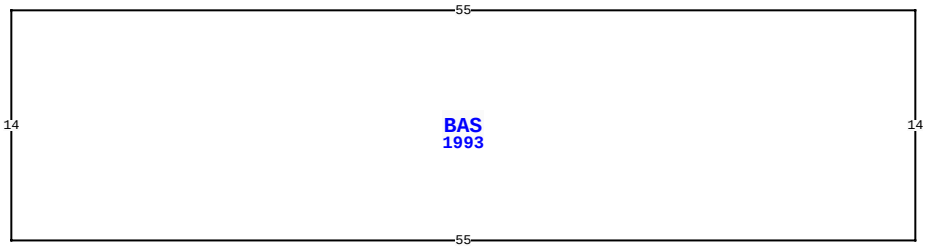
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	770	13,243
TOTALS	770		770	13,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	770	88.2000	57.33	44,144	1980	1980	0	0	0	70.00	30.00

4 M/H 93- – 0% - 2023 Heated Area: 770 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5077	CO ISSUED	0	06/01/2008
C5079	CO ISSUED	0	06/01/2008
MH5077	MH MOVE-ON	0	06/01/2008
MH5079	MH MOVE-ON	0	06/01/2008
E20872	ELEC OTHER	0	06/01/2008
M13880	MECH OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S14 E55 N14 $.

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	1242	WD DECK A	0	0	8	3	24.00	SF	10.00	10.00	100	1995	1995	3	20	48	
12	1242	WD DECK A	0	0	7	4	49.00	SF	6.70	6.70	100	1995	1995	3	20	66	
13	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1992	1992	3	20	64	
14	1242	WD DECK A	0	0	6	4	24.00	SF	6.70	6.70	100	1986	1986	3	20	32	
15	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
16	1242	WD DECK A	0	0	10	9	90.00	SF	10.00	10.00	100	2006	2006	3	31	279	
17	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1996	1996	3	20	160	
18	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	1996	1996	3	20	240	
19	1242	WD DECK A	0	0	5	6	30.00	SF	10.00	10.00	100	1995	1995	3	20	60	
20	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	2005	2005	3	27	518	

TOTAL OB/XF 1,627

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

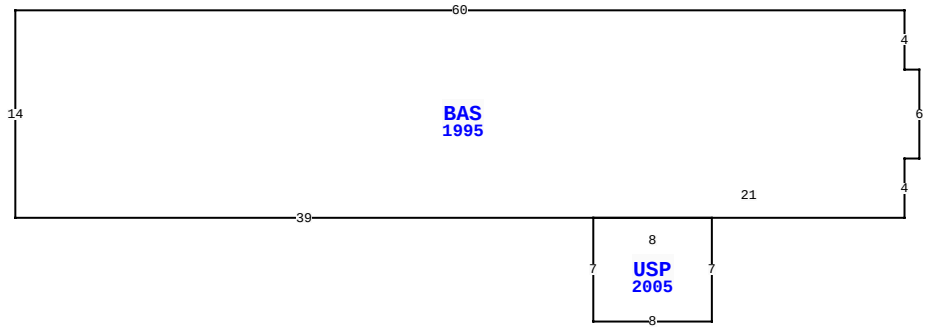
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	846	100	846	18,576
USP	56	50	28	615
TOTALS	902		874	19,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	874	112.6000	73.19	63,968	1984	1984	0	0	0	70.00	30.00

5 M/H 93- – 0% - 2023 Heated Area: 846 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020 KK	LGL DATE	
XF DATE	04/21/2020 KK	LAND DATE	04/21/2020 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13886	MECH OTHER	0	06/01/2008
P13250	OTHER	0	06/01/2008
P13260	OTHER	0	06/01/2008
MH3231	MH MOVE-ON	0	08/01/2000
MH982487	MH MOVE-ON	0	12/01/1998
971957	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W1 N4 W60 S14 E39 USP=[YR=2005] S7 E8 N7 W8$ E21 N4 E1 N6$.

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	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1988	1988	3	20	96	
22	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	1984	1984	3	20	48	
23	1242	WD DECK A	0	0	6	6	36.00	SF	6.10	6.10	100	2014	2014	3	70	154	
24	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2000	2000	3	20	32	
25	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1984	1984	3	20	96	
26	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	1984	1984	3	20	72	
27	1242	WD DECK A	0	0	4	25	100.00	SF	10.00	10.00	100	2014	2014	3	70	700	
28	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1984	1984	3	20	128	
29	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	1984	1984	3	20	72	
30	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	1995	1995	3	20	72	

TOTAL OB/XF 1,470

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

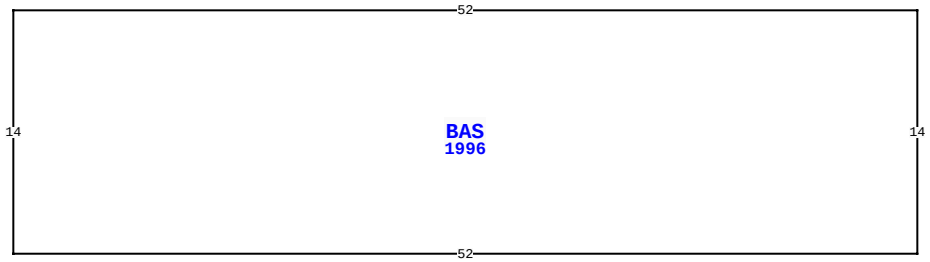
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	14,777
TOTALS	728		728	14,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	728	104.1000	67.66	49,256	1983	1983	0	0	0	70.00	30.00

6 M/H 93- – 0% - 2023 Heated Area: 728 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7854	CHNGE SRVC	0	12/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W52 S14 E52 N14 $.

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
31	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1989	1989	3	20	128	
32	1242	WD DECK A	0	0	12	6	72.00	SF	10.00	10.00	100	1986	1986	3	20	144	
33	1242	WD DECK A	0	0	8	8	64.00	SF	4.40	4.40	100	2014	2014	3	70	197	
34	1242	WD DECK A	0	0	6	5	30.00	SF	4.40	4.40	100	2014	2014	3	70	92	
35	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	
36	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1988	1988	3	20	192	
38	1242	WD DECK A	0	0	14	7	98.00	SF	10.00	10.00	100	1996	1996	3	20	196	
39	1242	WD DECK A	0	0	7	7	49.00	SF	10.00	10.00	100	1995	1995	3	20	98	
40	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1989	1989	3	20	256	
41	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1988	1988	3	20	200	

TOTAL OB/XF 1,887

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

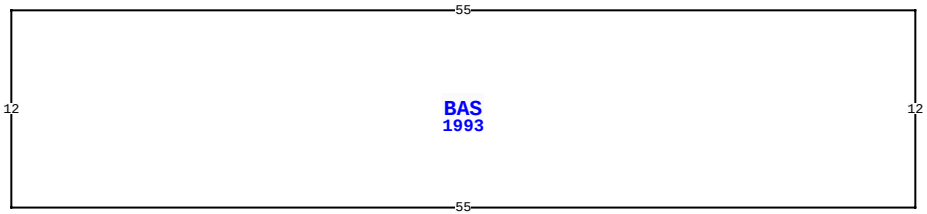
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	11,145
TOTALS	660		660	11,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	86.6000	56.29	37,151	1977	1977	0	0	0	70.00	30.00

8 M/H 93- – 0% - 2023 Heated Area: 660 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S12 E55 N12$.

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
42	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1995	1995	3	20	96	
43	1242	WD DECK A	0	0	7	5	35.00	SF	10.00	10.00	100	1992	1992	3	20	70	
44	1242	WD DECK A	0	0	8	4	40.00	SF	10.00	10.00	100	1995	1995	3	20	80	
45	1242	WD DECK A	0	0	8	4	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
46	0751	UOP	0	0	10	6	60.00	SF	10.00	10.00	100	1989	1989	3	20	120	
47	0751	UOP	0	0	16	10	160.00	SF	10.00	10.00	100	1995	1995	3	24	384	
48	0752	USP	0	0	20	10	200.00	SF	15.00	15.00	100	2000	2000	3	29	870	
49	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	1995	1995	3	20	24	
50	0751	UOP	0	0	14	8	112.00	SF	10.00	10.00	100	1997	1997	3	26	291	
51	1242	WD DECK A	0	0	8	5	40.00	SF	10.00	10.00	100	1985	1985	3	20	80	

TOTAL OB/XF 2,143

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

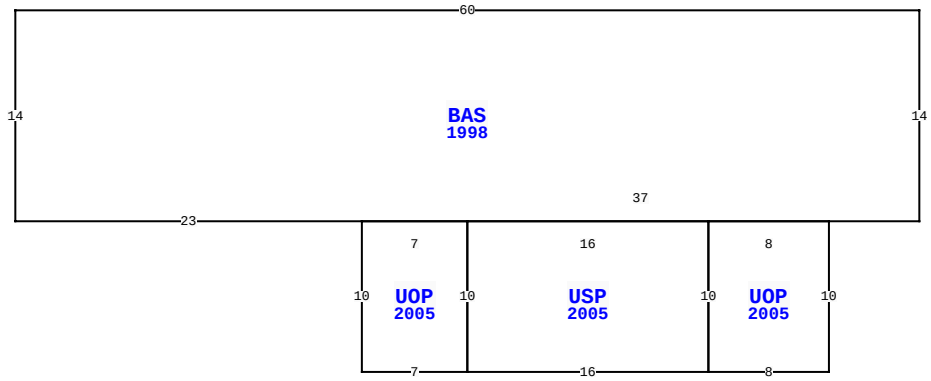
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	15,856
UOP	70	25	18	340
UOP	80	25	20	377
USP	160	50	80	1,510
TOTALS	1,150		958	18,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	958	96.8000	62.92	60,277	1984	1984	0	0	0	70.00	30.00

9 M/H 93- – 0% - 2023 Heated Area: 840 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020 KK	LGL DATE	
XF DATE	04/21/2020 KK	LAND DATE	04/21/2020 KK
INC DATE		AG DATE	

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
52	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	1996	1996	3	20	240	
53	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2000	2000	3	20	32	
54	0810	CONCRETE A	0	0	12	9	108.00	SF	6.50	6.50	100	1985	1985	3	49.5	347	
55	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1988	1988	3	20	1,440	
56	0680	POLE SHED	0	0	8	4	32.00	SF	10.00	10.00	100	1995	1995	3	24	77	
57	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1988	1988	3	27	122	
58	0940	SHEDS/PORT	0	0	18	11	198.00	SF	30.00	30.00	100	2000	2000	3	20	1,188	
59	2810	MH SPACE	0	0	0	0	30.00	SF	2,400.00	2,400.00	100	0	0	3	100	72,000	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S14 E23 UOP=[YR=2005] S10 E7
USP=[YR=2005] E16 UOP=[YR=2005] E8 N10 W8 S10$ N10 W16 S10$
N10 W7$ E37 N14$.

LAND DESCRIPTION

TOTAL OB/XF 75,446

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

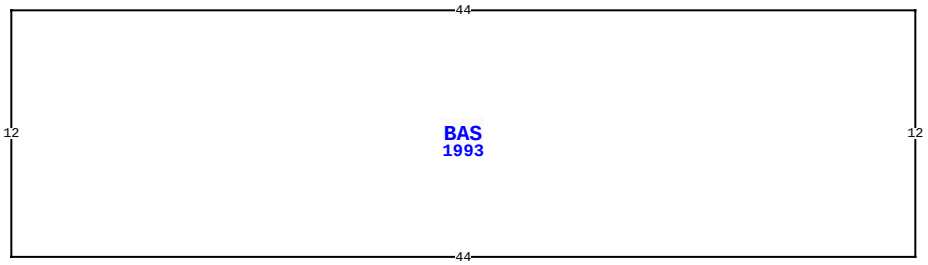
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	528	8,957
TOTALS	528		528	8,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	528	87.0000	56.55	29,858	1974	1974	0	0	0	70.00	30.00

10 M/H 93- – 0% - 2023 Heated Area: 528 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S12 E44 N12$.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

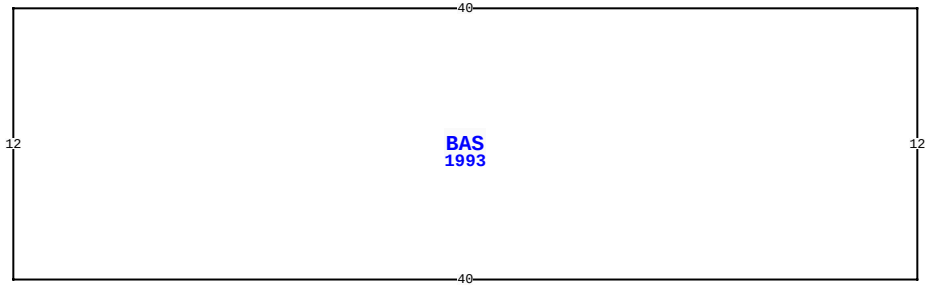
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	8,143
TOTALS	480		480	8,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	480	87.0000	56.55	27,144	1970	1970	0	0	0	70.00	30.00

11 M/H 93- – 0% - 2023 Heated Area: 480 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S12 E40 N12$.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

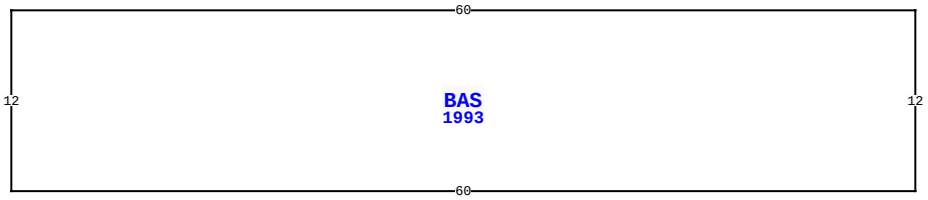
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	13,703
TOTALS	720		720	13,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	97.6000	63.44	45,677	1979	1979	0	0	0	70.00	30.00

12 M/H 93- – 0% - 2023 Heated Area: 720 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E60 N12$.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

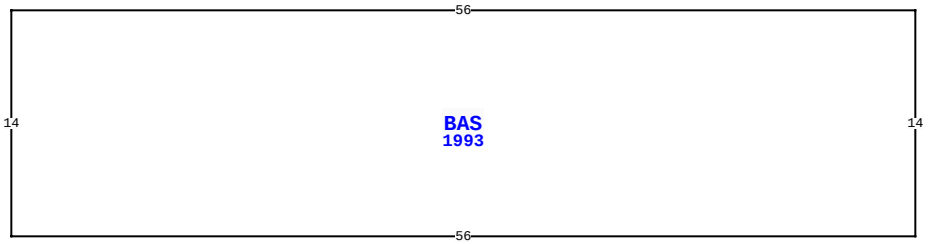
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	17,581
TOTALS	784		784	17,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	115.0000	74.75	58,604	1984	1984	0	0	0	70.00	30.00

13 M/H 93- – 0% - 2023 Heated Area: 784 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14 $.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

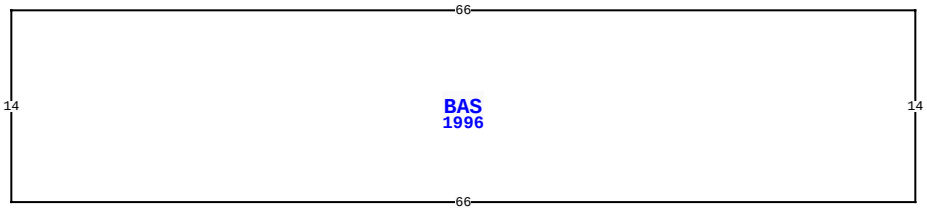
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,586
TOTALS	924		924	17,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.6000	63.44	58,619	1983	1983	0	0	0	70.00	30.00

16 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W66 S14 E66 N14$.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

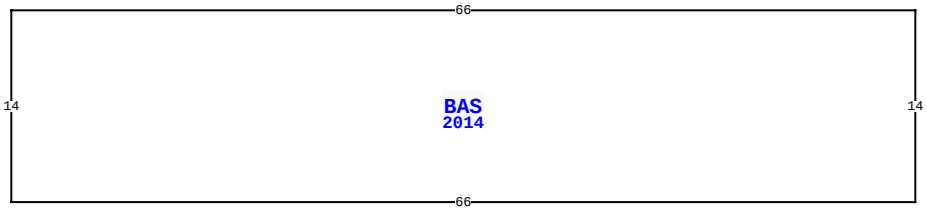
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	13,893
TOTALS	924		924	13,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	77.1000	50.12	46,311	1990	1990	0	0	0	70.00	30.00

17 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W66S14E66N14$.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

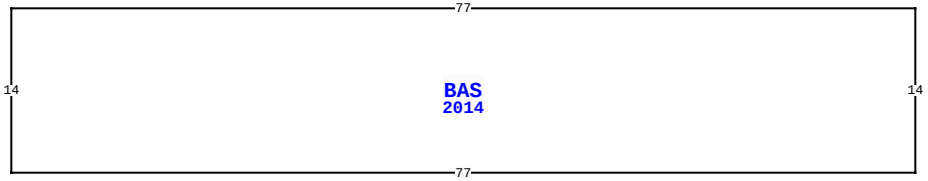
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	1,078	12,865
TOTALS	1,078		1,078	12,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,078	91.8000	59.67	64,324	1993	1993	0	0	25	70.00	20.00

18 M/H 93- – 0% - 2023 Heated Area: 1078 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
TOTAL MARKET OB/XF VALUE	84,803
TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W77S14E77N14$.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC/
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2023

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

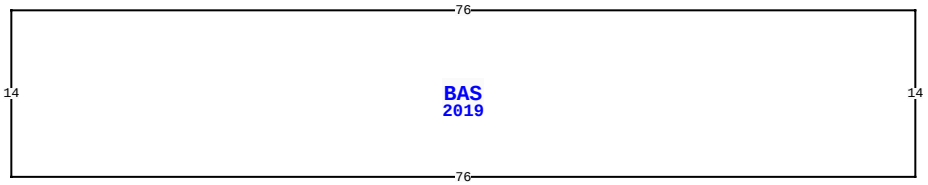
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	25,562
TOTALS	1,064		1,064	25,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	123.2000	80.08	85,205	1992	1992	0	0	0	70.00	30.00

19 M/H 93- – 0% - 2023 Heated Area: 1064 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	04/21/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,733
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TOTAL LAND VALUE - MARKET	731,170
TOTAL MARKET VALUE	1,022,706
SOH/AGL Deduction	0
ASSESSED VALUE	1,022,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,022,706
TOTAL JUST VALUE	1,022,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S14 E76 N14$.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 731,170 Market: 0 Agricultural: 0 Common: 731,170 PRINTED 08/02/2023 BY SYS