

COMMERCIAL RANGE AT AMELIA LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

00-00-30-044B-0052-0000

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		VALUATION SUMMARY																			
Exterior Wall		25		MOD METAL 100		4803		06		1,324		88.0740		40.29		53,344		1976		1976		0		0		0 80.00		20.00		VALUATION BY																			
Roof Structure		10		STEEL FRME 100		1		STOR WAREH - 0% - 0								Heated Area: 1290														STANDARD																			
Roof Cover		12		MODULAR MT 100																										Tax Group: 2																			
Interior Wall		01		MINIMUM 100																										Tax Dist:																			
Interior Floor		03		CONC FINSH 100																										BUILDING MARKET VALUE																			
Ceiling		04		NONE 100																										TOTAL MARKET OB/XF VALUE																			
Air Condition		01		NONE 100																										TOTAL LAND VALUE - MARKET																			
Heating Type		01		NONE 100																										TOTAL MARKET VALUE																			
Plumbing				2 100																										SOH/AGL Deduction																			
Frame		05		STEEL 100																										ASSESSED VALUE																			
Story Height				15 100																										TOTAL EXEMPTION VALUE																			
RMS				2 100																										BASE TAXABLE VALUE																			
Stories				1. 1. 100																										TOTAL JUST VALUE																			
Class				. 100																										NCON VALUE																			
Units				0 100																										INCOME VALUE																			
BUD8 Adjustme				02 DIST FB 100																										PREVIOUS YEAR MKT VALUE																			
Occupancy				00 OWNER OCC 100																																													
Quality				03 Quality Level 03																																													
DOR CODE				1700 OFFICE BUILDINGS																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC				1010.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,290		100		1,290		10,395																																									
FST		48		70		34		274																																									
TOTALS		1,338		1,324		10,669																																											
EXTRA FEATURES										3163 BAILEY RD, FERNANDINA BEACH										BLD DATE 01/07/2019 XF DATE 01/17/2019 INC DATE										KK KK LGL DATE LAND DATE AG DATE										01/07/2019 KK									
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																	
1		0812		CONCRETE C		0		0		0		2,423.00		SF		4.00		4.00		1		1980		1980		3		1		97																			
2		6001		ROLLUP DR		0		0		0		1.00		UT		400.00		400.00		1		1976		1976		3		1		4																			
3		0972		ST LGHT UN		0		0		0		1.00		UT		2,530.00		2,530.00		1		2000		2000		3		1		25																			
4		0803		ASPHALT C		0		0		80		1,040.00		SF		2.00		2.00		1		1990		1990		3		1		21																			
5		0812		CONCRETE C		0		0		34		1,224.00		SF		4.00		4.00		1		1980		1980		3		1		49																			
6		0811		CONCRETE B		0		0		40		720.00		SF		5.20		5.20		1		1980		1980		3		1		37																			
7		0465		FNC GT 15'		0		0		0		1.00		UT		562.50		562.50		1		2000		2000		3		1		6																			
8		0466		FNC GT 20'		0		0		0		1.00		UT		750.00		750.00		1		2000		2000		3		1		8																			
9		0463		FENCE GATE		0		0		0		3.00		UT		300.00		300.00		1		2000		2000		3		1		9																			
10		0811		CONCRETE B		0		0		0		600.00		SF		5.20		5.20		1		2006		2006		3		1		31																			
LAND DESCRIPTION										TOTAL OB/XF										287																													
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		001700		C		1STORY OFF		0				I-1		0.00		0.00		15.50		AC				1.00		1.00		1.00		250,000.00		250,000.00		3,875,000															

5-2N-28 LOTS 52 65 99 & 100
IN OR 2197/505
OCEAN BREEZE FARMS PB 2/19

COMMERCIAL RANGE AT AMELIA LLC
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FERNANDINA BEACH, FL 32034

2024

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	95,548
CAN	64	30	19	1,681
TOTALS	1,144		1,099	97,229

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	0819	CONC 12"	0	0	0	0	1,324.00	SF	9.50	9.50	126
12	1123	CB 8"	0	0	0	0	78.00	SF	6.15	6.15	5
13	0803	ASPHALT C	0	0	0	0	3,926.00	SF	2.00	2.00	79
14	0811	CONCRETE B	0	0	0	0	794.00	SF	5.20	5.20	41
15	0811	CONCRETE B	0	0	0	0	825.00	SF	5.20	5.20	43

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	1,099	104.8950	148.69	163,410	1985	1990	0	0	40.50	59.50
2 OFFICE 1&2 - 0% - 0											
Heated Area: 1080											
HX Base Yr											
3163 BAILEY RD, FERNANDINA BEACH											
BLD DATE 01/07/2019 KK LGL DATE 01/07/2019 KK											
XF DATE 01/17/2019 KK LAND DATE 01/07/2019 KK											
INC DATE AG DATE											

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
11	0819	CONC 12"	0	0	0	0	1,324.00	SF	9.50	9.50	1	2006	2006	3	1	126	
12	1123	CB 8"	0	0	0	0	78.00	SF	6.15	6.15	1	2006	2006	3	1	5	
13	0803	ASPHALT C	0	0	0	0	3,926.00	SF	2.00	2.00	1	1985	1985	3	1	79	
14	0811	CONCRETE B	0	0	0	0	794.00	SF	5.20	5.20	1	1985	1985	3	1	41	
15	0811	CONCRETE B	0	0	0	0	825.00	SF	5.20	5.20	1	1985	1985	3	1	43	

TOTAL OB/XF											
294											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 2 of 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		200	
TOTAL MARKET OB/XF VALUE		581	
TOTAL LAND VALUE - MARKET		3,875,000	
TOTAL MARKET VALUE		3,875,781	
SOH/AGL Deduction		1,884,740	
ASSESSED VALUE		1,991,041	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,991,041	
TOTAL JUST VALUE		3,875,781	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		3,875,781	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060878	FOUNDATION	500	04/26/2006
20060133	REMODEL	20,000	01/20/2006
20053118	ELEC OTHER	1,000	12/07/2005
B991794	XFOB	5,500	12/10/1999
R991988	REPAIR/RRF	3,000	09/01/1999
8378	ADDITION	4,000	06/10/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2197/0505	5/18/2018	SW	U	I	18	1,530,000	
GRANTOR: NASSAU COUNTY BOARD 0							
GRANTEE: COMMERCIAL RANGE AT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 S36 E11 CAN=[YR=1993] S8 E8 N8 W8\$ E19 N36\$.											