

PT OF LOT 97 S-2
IN OR 1511/713
ESMT IN OR 989/1859

CORNERSTONE OF AMELIA LLC
9900 AMELIA ISLAND PKWY #200
FERNANDINA BEACH, FL 32034

2024

00-00-30-044B-0097-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		2
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	17	CB STUCCO 100	1602	04	11,295	97.1004	103.41	1,168,016	2009	2009	0	0	0	14.00	86.00	VALUATION BY					STANDARD											
Roof Structur	09	RIDGE FRME 100	1 NBHD SHOP - 0% - 0										Heated Area: 10734					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover	04	BUILT-UP 100																					BUILDING MARKET VALUE					1,004,494				
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					106,281				
Interior Floo	14	CARPET 80																					TOTAL LAND VALUE - MARKET					891,609				
Interior Floo	03	CONC FINSH 20																					TOTAL MARKET VALUE					2,002,384				
Ceiling	03	PART.FIN. 100																					SOH/AGL Deduction					452,514				
Air Condition	03	CENTRAL 100																					ASSESSED VALUE					1,549,870				
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE					0				
Fixtures	03	9 100																					BASE TAXABLE VALUE					1,549,870				
Frame	03	MASONRY 100																					TOTAL JUST VALUE					2,002,384				
Story Height		15 100																					NCON VALUE					4,091				
RMS		19 100																					INCOME VALUE									
Stories	1.	1. 100																					PREVIOUS YEAR MKT VALUE					2,043,399				
Units		0 100																														
Occupancy	00	NONE 100																														
Quality		03	Quality Level 03																													
DOR CODE		1600	COMMUNITY SHOPPING																													
MAP NUM			MKT AREA		01																											
NEIGHBORHOOD/LOC		2002.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAL	375	15	56	4,980																												
BAS	1,250	100	1,250	111,166																												
BAS	3,250	100	3,250	289,031																												
BAS	1,250	100	1,250	111,166																												
CAN	154	30	46	4,091																												
CAN	154	30	46	4,091																												
CAN	154	30	46	4,091																												
FUS	1,514	100	1,514	134,644																												
SDA	3,470	110	3,817	339,456																												
STR	204	10	20	1,778																												
TOTALS	11,775		11,295	1,004,494																												
EXTRA FEATURES										9900 AMELIA ISLAND PKWY, FERNANDINA BEACH																						
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	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2009	2009	3	93	442																
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2009	2009	3	100	10,000																
3	0649	LIGHTS-GD	0	0	0	0	22.00	SF	225.00	225.00	100	2009	2009	3	40	1,980																
4	0400	CONC CURB	0	0	0	0	1,038.00	LF	15.00	15.00	100	2009	2009	3	93	14,480																
5	0803	ASPHALT C	0	0	0	0	20,550.00	SF	2.00	2.00	100	2009	2009	3	64	26,304																
6	0812	CONCRETE C	0	0	0	0	1,345.00	SF	4.00	4.00	100	2009	2009	3	90	4,842																
7	0812	CONCRETE C	0	0	0	0	3,670.00	SF	4.00	4.00	100	2009	2009	3	90	13,212																
8	0970	ST LIGHTS	0	0	0	0	4.00	UT	0.00	0.00	100	2009	2009	3	100	0																
9	2011	RVLT DR 7"	0	0	0	0	1.00	UT	23,000.00	23,000.00	100	2009	2009	3	97	22,310																
10	1075	TRELLIS G	0	0	0	0	473.00	SF	35.00	35.00	100	2009	2009	3	56	9,271																
LAND DESCRIPTION										TOTAL OB/XF										102,841												
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								
1	001610	C	SH CTR NHD	0	0004	C-2	0.00	0.00	57,063.00	SF		1.00	1.00	1.25	12.50	15.63	891,609															

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