

SKYWAY AMELIA LLC
3222 AMELIA RD
FERNANDINA BEACH, FL 32034

00-00-30-044B-0105-0002



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		10	ABOVE AVG 100		1701	04		3,232	112.2160	159.07	514,114	2020	2020		0		0	1.00	99.00	VALUATION BY					STANDARD														
Roof Structure		04	WOOD TRUSS 100		1 OFFICE 1&2 - 0% - 0															Heated Area: 2884					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		04	BUILT-UP 70																						BUILDING MARKET VALUE					508,973									
Roof Cover		11	SLATE 30																						TOTAL MARKET OB/XF VALUE					46,572									
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					412,948									
Interior Floor		14	CARPET 60																						TOTAL MARKET VALUE					968,493									
Interior Floor		03	CONC FINSH 40																						SOH/AGL Deduction					142,574									
Ceiling		02	F.NOT SUS 100																						ASSESSED VALUE					825,919									
Air Condition		03	CENTRAL 100																						TOTAL EXEMPTION VALUE					0									
Heating Type		04	AIR DUCTED 100																						BASE TAXABLE VALUE					825,919									
Fixtures		04	9 100																						TOTAL JUST VALUE					968,493									
Frame		02	WOOD FRAME 100																						NCON VALUE					0									
Story Height			12 100																						INCOME VALUE														
RMS			6 100																						PREVIOUS YEAR MKT VALUE					969,889									
Stories		1.	1. 100																																				
Units			0 100																																				
Occupancy		00	NONE 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		2,884	100	2,884	454,170																																		
CAN		15	30	4	630																																		
CAN		48	30	14	2,205																																		
CAN		66	30	20	3,149																																		
CAN		160	30	48	7,559																																		
CAN		224	30	67	10,551																																		
FST		376	50	188	29,606																																		
PTO		10	5	0	0																																		
PTO		16	5	1	157																																		
STR		60	10	6	944																																		
TOTALS		3,859		3,232	508,973																																		
EXTRA FEATURES										3220 AMELIA RD, FERNANDINA BEACH										BLD DATE 04/21/2021 XF DATE 04/21/2021 INC DATE										KK KK KK LGL DATE LAND DATE AG DATE 04/21/2021 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	0803	ASPHALT C	0	0	0	0	10,105.00	SF	2.00	2.00	100	2020	2020	3	86	17,381																							
2	0400	CONC CURB	0	0	0	0	437.00	LF	15.00	15.00	100	2020	2020	3	99	6,489																							
3	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2020	2020	3	99	223																							
4	0811	CONCRETE B	0	0	0	0	669.00	SF	5.20	5.20	100	2020	2020	3	99	3,444																							
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2020	2020	3	96	2,429																							
6	0810	CONCRETE A	0	0	27	18	486.00	SF	6.50	6.50	100	2020	2020	3	99	3,127																							
7	1123	CB 8"	0	0	0	0	496.00	SF	6.15	6.15	100	2020	2020	3	99	3,020																							
8	0812	CONCRETE C	0	0	0	0	1,462.00	SF	4.00	4.00	100	2020	2020	3	99	5,790																							
9	0476	VF 6 SBPL	0	0	0	0	52.00	LF	32.00	32.00	100	2020	2020	3	96	1,597																							
10	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576																							
LAND DESCRIPTION										TOTAL OB/XF										44,076																			
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	001700	C	1STORY OFF	0		C-1	0.00	0.00	103,237.00	SF		1.00	1.00	0.80	5.00	4.00	412,948																						

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