PT OF LOTS 2 & 3
IN OR 2525/1205
SUB OF SO PT SEC 12 DBK 39/292

PALMETTO WALK AMELIA LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

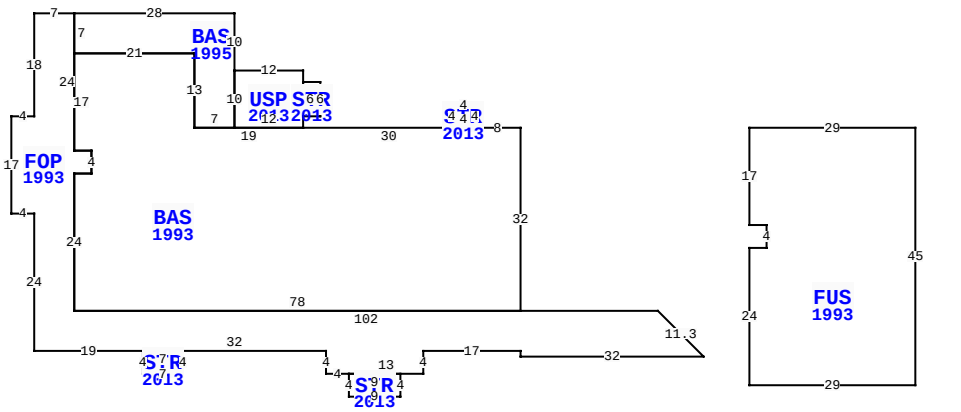
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,757	100	2,757	183,904
BAS	287	100	287	19,144
FOP	1,331	30	399	26,615
FUS	1,293	100	1,293	86,249
STR	16	10	2	134
STR	18	10	2	134
STR	28	10	3	200
STR	36	10	4	267
USP	120	40	48	3,202
TOTALS	5,886		4,795	319,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2101	04	4,795	92.2004	158.82	761,542	1987	1987	0	0	10	48.00	42.00

1 RSTARANT 1 – 0% - 0 Heated Area: 4337 HX Base Yr



4924 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	03/22/2019	KK	LGL DATE		
XF DATE	03/22/2019	KK	LAND DATE	03/22/2019	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	731,783
TOTAL MARKET OB/XF VALUE	28,483
TOTAL LAND VALUE - MARKET	751,250
TOTAL MARKET VALUE	1,511,516
SOH/AGL Deduction	571,346
ASSESSED VALUE	940,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	940,170
TOTAL JUST VALUE	1,511,516
NCON VALUE	0
INCOME VALUE	312,287
PREVIOUS YEAR MKT VALUE	1,572,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217728	H/AC	0	11/01/2012
B1226517	REMODEL	2,000	10/01/2012
M16235	REMODEL	0	06/01/2011
M16248	H/AC	0	06/01/2011
P14810	REMODEL	0	06/01/2011
B24738	REMODEL	37,700	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1205	12/29/2021	WD	Q	I	01	1,500,000
GRANTOR: PALMETTO WALK II INC						
GRANTEE: PALMETTO WALK AMELI						
0698/1895	2/23/1994	WD	U	I	19	100
GRANTOR: PALMETTO WALK II						
GRANTEE: PALMETTO WALK II IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 STR=[YR=2013] N4 W4 S4 E4$ W30
USP=[YR=2013] N2 STR=[YR=2013] E3 N6 W3 S6$ N8 W12
BAS=[YR=1995] N10 W28 FOP=[YR=1993] W7 S18 W4 S17 E4 S24
E19 STR=[YR=2013] S4 E7 N4 W7$ E32 S4 E4 STR=[YR=2013] S4
E9 N4 W9$ E13 N4 E17 S1 E32 U8 L8 W102 N24 E3 N4 W3 N24$ S7
E21 S13 E7 N10$ S10 E12$ W19 N13 W21 S17 E3 S4 W3 S24 E78
N32$ PTR= E40 FUS=[YR=1993] E29 S45 W29 N24 E3 N4 W3 N17$
W40$.

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	0803	ASPHALT C	0	0	0	0	10,415.00	SF	2.00	2.00	100	1987	1987	3	50	10,415	
2	0803	ASPHALT C	0	0	0	0	522.00	SF	2.00	2.00	100	1988	1988	3	50	522	
3	1243	WD DECK F	0	0	0	0	379.00	SF	8.00	8.00	100	1997	1997	3	20	606	
4	0810	CONCRETE A	0	0	0	0	228.00	SF	6.50	6.50	100	2000	2000	3	79	1,171	
5	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	
6	0476	VF 6 SBPL	0	0	0	0	24.00	LF	32.00	32.00	100	2000	2000	3	52	399	
7	0855	CONC PAVER	0	0	0	0	1,055.00	SF	10.00	10.00	100	2000	2000	3	79	8,335	
8	0971	ST LGHT OV	0	0	0	0	4.00	UT	1,555.00	1,555.00	100	2000	2000	3	52	3,234	
9	0646	LWN SPRK H	0	0	0	0	50.00	UT	2.00	2.00	100	2000	2000	3	25	25	
10	0381	COOLER	0	0	10	8	80.00	SF	82.50	82.50	100	2005	2005	3	56	3,696	

TOTAL OB/XF 28,483

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	001600	C	SH CTR COM	0	0006	CG	200.00	210.00	60,100.00	SF		1.00	1.00	1.00	12.50	12.50	751,250							

REVIEW DATE 03/22/2019 BY KK Total Acres: 0.00 Total Land Value: 751,250 Market: 0 Agricultural: 0 Common: 751,250 PRINTED 08/06/2024 BY SYS

PT OF LOTS 2 & 3
IN OR 2525/1205
SUB OF SO PT SEC 12 DBK 39/292

PALMETTO WALK AMELIA LLC
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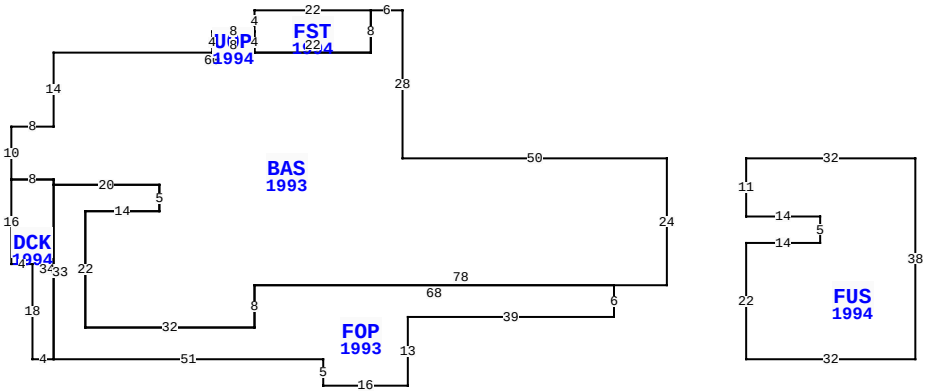
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,304	100	4,304	299,589
DCK	200	10	20	1,392
FOP	1,180	30	354	24,641
FST	176	50	88	6,126
FUS	1,146	100	1,146	79,770
UOP	32	20	6	418
TOTALS	7,038		5,918	411,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	5,918	93.9350	133.86	792,183	1987	1987	0	0	0	48.00	52.00

2 RETAILSTOR – 0% - 0 Heated Area: 5450 HX Base Yr



4924 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	03/22/2019	KK	LGL DATE	
XF DATE	03/22/2019	KK	LAND DATE	03/22/2019 KK
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

VALUATION SUMMARY

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Tax Group: 8	Tax Dist:
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TOTAL JUST VALUE	1,511,516
NCON VALUE	0
INCOME VALUE	312,287
PREVIOUS YEAR MKT VALUE	1,572,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618336	ADDITION	0	12/01/2006
C18336	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1205	12/29/2021	WD	Q	I	01	1,500,000
GRANTOR: PALMETTO WALK II INC						
GRANTEE: PALMETTO WALK AMELI						
0698/1895	2/23/1994	WD	U	I	19	100
GRANTOR: PALMETTO WALK II						
GRANTEE: PALMETTO WALK II IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 N28 W6 FST=[YR=1994] W22 S4 UOP=[YR=1994] W8 S4 E8 N4$ S4 E22 N8$ S8 W60 S14 W8 S10 DCK=[YR=1994] S16 E4 S18 E4 FOP=[YR=1993] E51 S5 E16 N13 E39 N6 W68 S8 W32 N22 E14 N5 W20 S33$ N34 W8$ E8 S1 E20 S5 W14 S22 E32 N8 E78 N24$ PTR= E15 FUS=[YR=1994] E32 S38 W32 N22 E14 N5 W14 N11$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/22/2019 BY KK Total Acres: 0.00 Total Land Value: 751,250 Market: 0 Agricultural: 0 Common: 751,250 PRINTED 08/06/2024 BY SYS