

PT OF LOT 3
IN OR 2525/1200 BEING
PARCEL 1

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

2024

00-00-30-0760-0003-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	2 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
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	1,028	100	1,028	56,067
CAN	4	30	1	55
CAN	24	30	7	382
CK	70	10	7	382
TOTALS	1,126		1,043	56,885

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0		10,242.00	SF 2.00	2.00	1	1986	1986	3	20	4,097
2	0855	CONC PAVER	0	0	0	0		256.00	SF 10.00	10.00	1	2000	2000	3	1	26
3	0810	CONCRETE A	0	0	0	0		395.00	SF 6.50	6.50	1	2000	2000	3	1	26
4	1242	WD DECK A	0	0	0	0		62.00	SF 10.00	10.00	1	2000	2000	3	1	6
5	0855	CONC PAVER	0	0	9	4		36.00	SF 10.00	10.00	1	2000	2000	3	1	4
6	0446	BOX FNC 6'	0	0	0	0		12.00	LF 20.00	20.00	1	1986	1986	3	1	2
7	0810	CONCRETE A	0	0	0	0		420.00	SF 6.50	6.50	1	2000	2000	3	1	27

LAND DESCRIPTION		TOTAL OB/IF	
L N	USE CODE	CLS	SH CTR COM
1	001600	C	SH CTR COM

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	1,043	76.5450	109.08	113,770	1986	1986	0	0	0 50.00	50.00
1 RETAILSTOR - 0% - 0											
Heated Area: 1028 HX Base Yr											
4856 FIRST COAST HWY, FERNANDINA BEACH											
BLD DATE 06/11/2018 KK LGL DATE 06/11/2018 KK XF DATE 06/11/2018 KK LAND DATE 06/11/2018 KK INC DATE AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 3	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			300
TOTAL MARKET OB/IF VALUE			4,188
TOTAL LAND VALUE - MARKET			522,712
TOTAL MARKET VALUE			527,200
SOH/AGL Deduction			0
ASSESSED VALUE			527,200
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			527,200
TOTAL JUST VALUE			527,200
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			527,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2525/1200	12/29/2021	WD	Q	I	01
GRANTOR: PALMETTO WALK I INC					
GRANTEE: PALMETTO WALK AMELI					
2346/1688	3/13/2020	WD	U	I	11
GRANTOR: TENNILLE WILSON R					
GRANTEE: PALMETTO WALK 1 INC					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W20 CAN=[YR=1994] W4 S1 E4 N1\$ S1 W4 N1 W20 S24 E15 DCK=[YR=2013] S5 E14 N5 W1 CAN=[YR=1994] N2 W12 S2 E12\$ W13\$ E1 N2 E12 S2 E16 N24\$.	

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