



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	15	. 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE		1600COMMUNITY 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	5,880	100	5,880	545,746
CAN	20	30	6	557
CAN	20	30	6	557
TOTALS	5,920		5,892	546,860

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1601	04	5,892	135.9953	154.69	911,433	2000	2010	0	0	0 40.00	60.00
5 COMNTYSHOP - 0% - 0				Heated Area: 5880				HX Base Yr			
58 100 58 20 20 20 20 C20N 2000 C20N 2000 BAS 2000											
BLD DATE				11/29/2021				KK		LGL DATE	
XF DATE				11/29/2021				KK		LAND DATE	
										11/29/2021	
										KK	

JHH AMELIA MARKET LLC/
C/O CORO REALTY ADVISORS, ATTN: JOHN W LUNDEEN III
ATLANTA, GA 30327

00-00-30-0760-0007-0010

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NASSAU COUNTY PROPERTY										PAGE 3 of 6		8					
VALUATION SUMMARY																	
VALUATION BY								DIRECT_CAP									
Tax Group: 8								Tax Dist:									
BUILDING MARKET VALUE								7,409,648									
TOTAL MARKET OB/XF VALUE								0									
TOTAL LAND VALUE - MARKET								0									
TOTAL MARKET VALUE								7,409,648									
SOH/AGL Deduction								0									
ASSESSED VALUE								7,409,648									
TOTAL EXEMPTION VALUE								0									
BASE TAXABLE VALUE								7,409,648									
TOTAL JUST VALUE								7,409,648									
NCON VALUE								0									
INCOME VALUE								7,409,648									
PREVIOUS YEAR MKT VALUE								7,409,648									
PERMIT NUM				DESCRIPTION				AMT		ISSUED							
E1326228				AMELIA CITY SUSHI				0		05/01/2013							
P1316571				AMELIA CITY SUSHI				0		05/01/2013							
C25410				CO ISSUED						01/31/2012							
B25410				REMODEL				45,000		12/01/2011							
B25236				CO ISSUED				0		11/29/2011							
B25212				CO ISSUED				0		11/21/2011							
SALES DATA																	
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE								
2243/1555			12/13/2018		QC	U	I	11	100								
GRANTOR: AMELIA ISLAND MARKET																	
GRANTEE: JHH AMELIA MARKET L																	
2243/1549			12/13/2018		SW	Q	I	03	2,557,100								
GRANTOR: AMELIA ISLAND MARKET																	
GRANTEE: JHH AMELIA MARKET L																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
ULP=[YR=2000] W72 SFB=[YR=2000] W40 S34 W41 CAN=[YR=2001]																	
N3 W5 S3 E5\$ W31 SFB=[YR=2017] W46 CAN=[YR=2017] N4 W5 S4																	
E5\$ W14 L40 D20 S17 CAN=[YR=2017] W4 S5 E4 N5\$																	
BAS=[YR=2017] S65 BAS=[YR=2001] S61 CAN=[YR=2017] W6 S11																	
E6 N11\$ S17 E20 S3 E20 N3 E20 N3 E20 N78 W100\$ E100																	
N85 L16 U5 W36 S4 L41 D21 W7\$ E7 R41 U21 N4 E36 D5 R16																	
N17\$ S17 BAS=[YR=2000] S165 E4 CAN=[YR=2017] S4 E29 N4 W29\$																	
E93 CAN=[YR=2017] S4 E56 N4 W56\$ E87 N38 KTA=[YR=2007] N113																	
W9 N17 W6 S3 W5 N8 W38 S20 E17 D15 R12 E2 S8 D20 R8 S58																	
D13 L5 S8 E17 N7 E7\$ W7 S7 W17 N8 U13 R5 N58 U20 L8 N8																	
W2 U15 L12 W17 N2 W95 U10 L31 \$ R31 D10 E95 N18 E38 S8 E5																	
N3 E6 S17 E9 N31 W72 N34\$ S34 E72 N34\$.																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
Common: 0																	
PRINTED 08/06/2024 BY SYS																	

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