

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	17	CB STUCCO	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		32	100
Frame	03	MASONRY	100
Story Height		15	100
RMS		15	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	7,140	100	7,140
CAN	1,592	30	478
TOTALS	8,732		7,618
			204,178

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND															
1	COMNTYSHOP	- 0%	- 0																								
Heated Area: 7140 HX Base Yr																											
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>10/07/2021</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>10/07/2021</th> <th>KK</th> <th>LAND DATE</th> <th>10/07/2021</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>													BLD DATE	10/07/2021	KK	LGL DATE		XF DATE	10/07/2021	KK	LAND DATE	10/07/2021	INC DATE			AG DATE	
BLD DATE	10/07/2021	KK	LGL DATE																								
XF DATE	10/07/2021	KK	LAND DATE	10/07/2021																							
INC DATE			AG DATE																								

NASSAU COUNTY PROPERTY		PAGE 1 of 5	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			3,100,302
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			3,100,302
SOH/AGL Deduction			0
ASSESSED VALUE			3,100,302
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,100,302
TOTAL JUST VALUE			3,100,302
NCON VALUE			0
INCOME VALUE			3,100,302
PREVIOUS YEAR MKT VALUE			3,100,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2023-0000	RETURN SPACE TO V		01/11/2024
BLDC-2023-0000	VANILLA SHELL REM		01/11/2024
BLDC-2023-0000	5rape columns an	8,000	12/19/2023
SIGN-2023-0000	51CODE NINJAS - I	0	12/12/2023
20230062	SHELL 1720 8TH	50,000	09/13/2023
20230067	SHELL 1726 8TH	90,000	09/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2411/0171	11/20/2020	SW	Q	I	01	4,100,000
GRANTOR: AMELIA IMPROVEMENTS L						
GRANTEE: AMELIA SDC LLC						
1463/0849	12/05/2006	WD	U	I	09	4,900,000
GRANTOR: EDENS & AVANT FINANCI						
GRANTEE: AMELIA IMPROVEMENTS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0966	FIRE SPRNK	0	0	0	0	95,068.00	SF	4.20	4.20	1	1987
2	0811	CONCRETE B	0	0	0	0	859.00	SF	5.20	5.20	1	1978
3	0090	AUTO DOOR	0	0	0	0	4.00	UT	2,500.00	2,500.00	1	1987
4	0812	CONCRETE C	0	0	0	0	5,037.00	SF	4.00	4.00	1	1978
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	3,795.00	3,795.00	1	1978
6	0400	CONC CURB	0	0	0	0	1,879.00	LF	15.00	15.00	1	1978
7	0400	CONC CURB	0	0	0	0	1,823.00	LF	15.00	15.00	1	1987
8	0803	ASPHALT C	0	0	0	0	247,400.00	SF	2.00	2.00	1	1995
9	0972	ST LGHT UN	0	0	0	0	6.00	UT	3,289.00	3,289.00	1	1987
10	0975	ST LT/ARM	0	0	0	0	11.00	UT	500.00	500.00	1	1978

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1722 S 8TH ST, FERNANDINA BEACH												
TOTAL OB/XF 10,170												

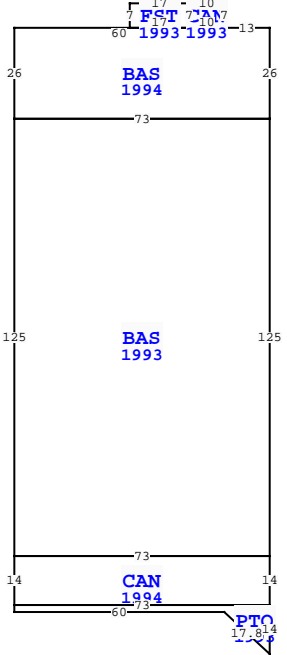
BUILDING NOTES												
CAN=[YR=1993] W8 BAS=[YR=1993] W140 S51 E140 N51\$ S51 W140 S8 E148 N59 \$.												

BUILDING DIMENSIONS												
CAN=[YR=1993] W8 BAS=[YR=1993] W140 S51 E140 N51\$ S51 W140 S8 E148 N59 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	C-2	0.00	0.00	469,994.00	SF		1.00	1.00	1.00	4.00	4.00	1,879,976								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 80	
Exterior Wall	28	GLASS THRM 20	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		0 100	
Frame	03	MASONRY 100	
Story Height		19 100	
RMS		1 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	9,125	100	9,125
BAS	1,898	100	1,898
CAN	70	30	21
CAN	1,022	30	307
FST	119	50	60
PTO	224	5	11
TOTALS	12,458		11,422
			185,219

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1601	04	11,422	71.2774	81.08	926,096	1978	1978	0	0	30	50.00	20.00
8 COMNTYSHOP - 0% - 0												
Heated Area: 11023												
HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 2 of 5	
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			3,100,302
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			3,100,302
SOH/AGL Deduction			0
ASSESSED VALUE			3,100,302
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,100,302
TOTAL JUST VALUE			3,100,302
NCON VALUE			0
INCOME VALUE			3,100,302
PREVIOUS YEAR MKT VALUE			3,100,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230066	SHELL 1375	94,950	09/08/2023
20230064	SHELL 1271	88,350	09/08/2023
20230063	SHELL 1255	53,050	09/08/2023
20230061	SHELL 1708 8TH	40,000	09/08/2023
20230060	SHELL 1121	120,000	09/08/2023
20230059	SHELL 1059	80,800	09/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0171	11/20/2020	SW	Q	I	01	4,100,000
GRANTOR: AMELIA IMPROVEMENTS L						
GRANTEE: AMELIA SDC LLC						
1463/0849	12/05/2006	WD	U	I	09	4,900,000
GRANTOR: EDENS & AVANT FINANCI						
GRANTEE: AMELIA IMPROVEMENTS						

EXTRA FEATURES																	
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
11	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	1	1978	1978	3	1	5	
12	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	1	1978	1978	3	1	23	
13	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	1	1978	1978	3	1	5	
14	0978	SECURTY LT	0	0	0	0	9.00	UT	450.00	450.00	1	1987	1987	3	1	41	
15	0402	CONC BUMPE	0	0	0	0	40.00	UT	25.00	25.00	1	2002	2002	3	1	10	
16	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	1	1987	1987	3	1	12	
17	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	1	1987	1987	3	1	4	
18	0418	EXHST FAN	0	0	0	0	5.00	UT	400.00	400.00	1	1987	1987	3	1	20	
19	0964	HALON SYST	0	0	42	4	168.00	SF	50.00	50.00	1	1987	1987	3	1	84	
20	0964	HALON SYST	0	0	16	5	80.00	SF	50.00	50.00	1	1987	1987	3	1	40	

TOTAL OB/XF											
244											
BLD DATE	10/07/2021	KK	LGL DATE								
XF DATE	10/07/2021	KK	LAND DATE	10/07/2021							
INC DATE			AG DATE								

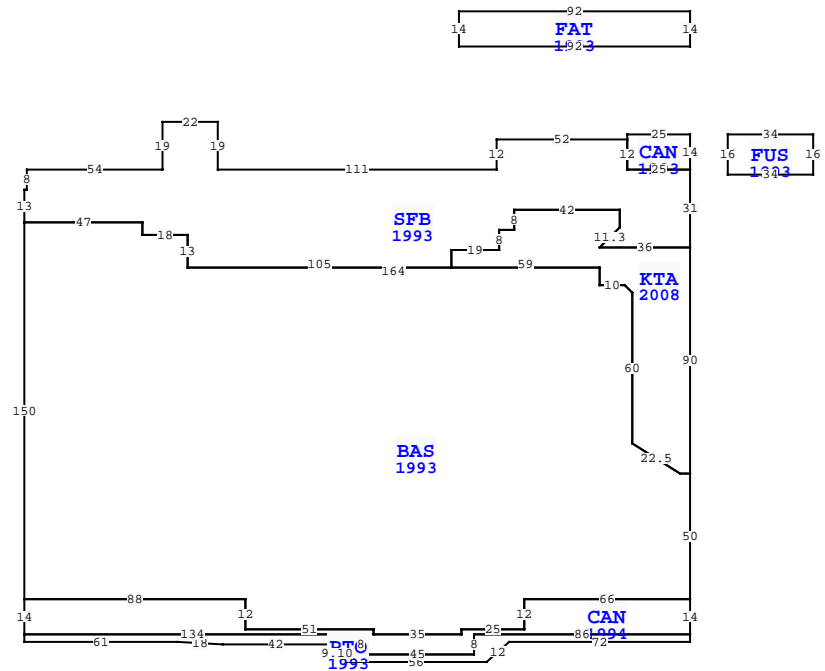
BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1994] W13 CAN=[YR=1993] N7 W10 FST=[YR=1993] W17 S7 E17 N7 \$ S7 E10 \$ W60 S26 BAS=[YR=1993] S125 CAN=[YR=1994] S14 PTO=[YR=1993] S2 E60 D12 R13 N14W73\$E73N14W73\$E73 N125W73\$E73N26\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	90
Interior Wall	01	MINIMUM	10
Interior Floo	07	CORK/VTILE	90
Interior Floo	03	CONC FINSH	10
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		28	100
Frame	03	MASONRY	100
Story Height		19	100
RMS		5	100
Stories	1.	1. 100	
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	35,595	100	35,595
CAN	350	30	105
CAN	2,668	30	800
FAT	1,288	20	258
FUS	544	100	544
KTA	3,249	110	3,574
PTO	1,002	5	50
SFB	8,908	80	7,126
TOTALS	53,604		48,052
			1,143,541

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1401	04	48,052	95.1957	118.99	5,717,707	1978	1978	0	0	30	50.00	20.00	
9 SUPER MRKT - 0% - 0													
Heated Area: 46772													
HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 3 of 5	2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		3,100,302	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		3,100,302	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,100,302	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,100,302	
TOTAL JUST VALUE		3,100,302	
NCON VALUE		0	
INCOME VALUE		3,100,302	
PREVIOUS YEAR MKT VALUE		3,100,302	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0000	BOLL SIGN - FRESH		07/05/2023
20210064	ROOF	0	05/03/2021
20200062	REMODEL-1734 S 8T	161,702	06/25/2020
20190104	REMODEL	35,000	12/06/2019
20184163	REMODEL	9,500	12/10/2018
20183534	REPAIR/RRF	32,000	10/12/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0171	11/20/2020	SW	Q	I	01	4,100,000
GRANTOR: AMELIA IMPROVEMENTS L						
GRANTEE: AMELIA SDC LLC						
1463/0849	12/05/2006	WD	U	I	09	4,900,000
GRANTOR: EDENS & AVANT FINANCI						
GRANTEE: AMELIA IMPROVEMENTS						

EXTRA FEATURES																
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
21	0964	HALON SYST	0	0	12	4	SF	50.00	50.00	1	1987	1987	3	1	24	
22	0142	BAR TOP A	0	0	0	0	LF	165.00	165.00	1	1987	1987	3	1	33	
23	0418	EXHST FAN	0	0	0	0	UT	400.00	400.00	1	2001	2001	3	1	4	
24	0964	HALON SYST	0	0	4	22	SF	50.00	50.00	1	2001	2001	3	1	44	
25	0418	EXHST FAN	0	0	0	0	UT	400.00	400.00	1	2012	2012	3	1	4	
26	0964	HALON SYST	0	0	5	9	SF	50.00	50.00	1	1987	1987	3	1	23	
27	7000	SIGN	0	0	0	0	SF	5,000.00	5,000.00	1	1987	1987	3	1	50	
28	4950	BOLLARD	0	0	0	0	UT	100.00	100.00	1	2007	2007	3	1	9	
29	4950	BOLLARD	0	0	0	0	UT	100.00	100.00	1	1987	1987	3	1	7	
30	4950	BOLLARD	0	0	0	0	UT	100.00	100.00	1	1978	1978	3	1	12	

TOTAL OB/XF													
210													
BLD DATE	10/07/2021	KK	LGL DATE	10/07/2021	KK								
XF DATE	10/07/2021	KK	LAND DATE	10/07/2021	KK								
INC DATE			AG DATE										

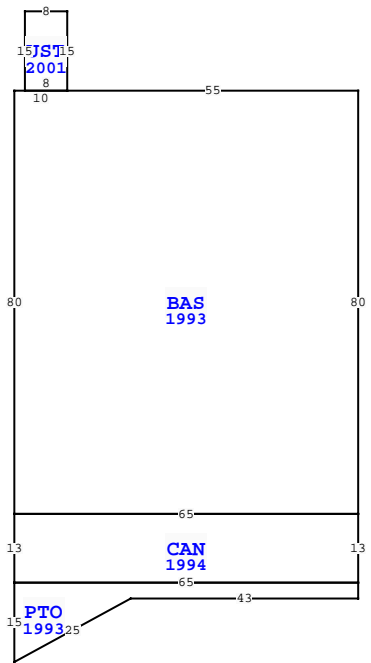
BUILDING NOTES													
CAN=[YR=1993] W25 S2 SFB=[YR=1993] W52 S12 W111 N19 W22 S19 W54 S8 W1 S13 BAS=[YR=1993] S150 CAN=[YR=1994] S14 PTO=[YR=1993] S3 E61 D1 R18 E42 D7 R7 E56 U8 R9 E72 N3 W86 S8 W45 N8 W134\$ E134 S8 E45 N8 E86 N14 W66 S12 W25 S2 W35 N2 W51 N12 W88\$ E88 S12 E51 S2 E35 N2 E25 N12 E66 N50 KTA=[YR=2008] N90 W36 U8 R8 N7 W42 S8 W6 S8 W19 S7 E59 S7 E10 D3 R3 S60 D12 R19 E4\$ W4 U12 L19 N60 U3 L3 W10 N7 W164 N13 W18 N5 W47\$ E47 S5 E18 S13 E105 N7 E19 N8 E6 N8 E42 S7 D8 L8 E36 N31 W25 N12 \$ S12 E25 N14\$ PTR= N35 PAT=[YR=1993] N14 W92 S14 E92\$ S35 PTR=E15 FUS=[YR=1993] E34 S16 W34 N16\$ W15\$.													

BUILDING DIMENSIONS													
CAN=[YR=1993] W25 S2 SFB=[YR=1993] W52 S12 W111 N19 W22 S19 W54 S8 W1 S13 BAS=[YR=1993] S150 CAN=[YR=1994] S14 PTO=[YR=1993] S3 E61 D1 R18 E42 D7 R7 E56 U8 R9 E72 N3 W86 S8 W45 N8 W134\$ E134 S8 E45 N8 E86 N14 W66 S12 W25 S2 W35 N2 W51 N12 W88\$ E88 S12 E51 S2 E35 N2 E25 N12 E66 N50 KTA=[YR=2008] N90 W36 U8 R8 N7 W42 S8 W6 S8 W19 S7 E59 S7 E10 D3 R3 S60 D12 R19 E4\$ W4 U12 L19 N60 U3 L3 W10 N7 W164 N13 W18 N5 W47\$ E47 S5 E18 S13 E105 N7 E19 N8 E6 N8 E42 S7 D8 L8 E36 N31 W25 N12 \$ S12 E25 N14\$ PTR= N35 PAT=[YR=1993] N14 W92 S14 E92\$ S35 PTR=E15 FUS=[YR=1993] E34 S16 W34 N16\$ W15\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	03	CONC FINSH	50
Interior Floo	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		26	100
Frame	03	MASONRY	100
Story Height		15	100
RMS		6	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	5,200	100	5,200
CAN	845	30	254
PTO	327	5	16
UST	120	40	48
TOTALS	6,492		5,518

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
10	COMNTYSHOP	- 0%	- 0									
				Heated Area: 5200			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 4 of 5	2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		3,100,302	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		3,100,302	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,100,302	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,100,302	
TOTAL JUST VALUE		3,100,302	
NCON VALUE		0	
INCOME VALUE		3,100,302	
PREVIOUS YEAR MKT VALUE		3,100,302	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172271	REMODEL	0	07/25/2017
20171930	REMODEL	2,000	06/23/2017
20171972	REMODEL	0	06/22/2017
20171927	REPAIR/RRF	208,000	06/22/2017
20161003	INSTALL SIGN	80	04/12/2016
20120245	REPLACE A/C	6,000	02/13/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0171	11/20/2020	SW	Q	I	01	4,100,000
GRANTOR: AMELIA IMPROVEMENTS L						
GRANTEE: AMELIA SDC LLC						
1463/0849	12/05/2006	WD	U	I	09	4,900,000
GRANTOR: EDENS & AVANT FINANCI						
GRANTEE: AMELIA IMPROVEMENTS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
31	4950	BOLLARD	0	0	0	0	42.00	UT	100.00	100.00	1
32	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	1
33	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	1
34	0649	LIGHTS-GD	0	0	0	0	6.00	SF	225.00	225.00	1
35	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	1

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	KK	LGL DATE	LAND DATE	AG DATE	KK				
10/07/2021	10/07/2021			10/07/2021							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W55 UST 2001= N15 W8 S15 E8\$ W10 S80 CAN=[YR=1994] S13 PTO=[YR=1993] S15 R22 U12 E43 N3 W65 \$E65 N13 W65\$E65 N80\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC 50	
Exterior Wall	17	CB STUCCO 50	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 70	
Interior Wall	04	PLYWOOD 30	
Interior Floor	14	CARPET 60	
Interior Floor	07	CORK/VTILE 40	
Ceiling	01	FIN.SUSPD 100	
Air Condition	04	ROOF TOP 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		59 100	
Frame	03	MASONRY 100	
Story Height		14 100	
RMS		39 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	08	COMMUNITY Level 03	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	23,290	100	23,290
CAN	4,153	30	1,246
PTO	1,061	5	53
UST	100	40	40
TOTALS	28,604		24,629
SUBAREA MARKET VALUE		515,337	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
13	COMNTYSHOP	- 0%	- 0									
Heated Area: 23290 HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 5 of 5	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			3,100,302
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			3,100,302
SOH/AGL Deduction			0
ASSESSED VALUE			3,100,302
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,100,302
TOTAL JUST VALUE			3,100,302
NCON VALUE			0
INCOME VALUE			3,100,302
PREVIOUS YEAR MKT VALUE			3,100,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112169	ELEC FOR SIGN	250	12/07/2011
20112170	SIGN	500	12/07/2011
20112138	PODS FOR PIZZA SH	300	11/29/2011
20112139	CONNECT GAS	300	11/29/2011
20112096	GAS CONDUIT FOR P	800	11/21/2011
20112105	FIRE ALARM	2,005	11/21/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0171	11/20/2020	SW	Q	I	01	4,100,000
GRANTOR: AMELIA IMPROVEMENTS L						
GRANTEE: AMELIA SDC LLC						
1463/0849	12/05/2006	WD	U	I	09	4,900,000
GRANTOR: EDENS & AVANT FINANCI						
GRANTEE: AMELIA IMPROVEMENTS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W47 N15 W40 S4 W40 N6 W40 N6 W80 N15												
W31UST=[YR=2014] N10 W10S10E10\$W39 S80 CAN=[YR=1994] S13												
PTO=[YR=2014] S3E12 D3 R54 D6 R76 D5 R44 D6 R40 D6 R37												
E54N1W51N6 W40N6W40N5W40N5W80N6W66\$E66\$E5												
E80S6E40S5E40S6E40S6E51N13W47 N6W40N6W40N5W40N5W80N6W70\$E70												
S6E80S5E40S5E40S6E40S6E47N70\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT