

PT OF LOTS 5 & 6
IN OR 809/1417
ESMT IN OR 820/1565

PARK PLACE OF AMELIA INC/
C/O CHAPLIN PROPERTY MGMT, PO BOX 15045
FERNANDINA BEACH, FL 32035

2024

00-00-30-0820-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	23	100
Frame	05	STEEL 100
Story Height		12 100
RMS		30 100
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 03
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,886	100	6,886	606,147
CAN	10	30	3	264
CAN	12	30	4	352
CAN	128	30	38	3,345
CAN	276	30	83	7,306

TOTALS	7,312		7,014	617,414
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	27,270.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	2,058.00	SF	4.00	4.00	
3	0400	CONC CURB	0	0	0	0	1,748.00	LF	15.00	15.00	
4	0810	CONCRETE A	0	0	0	0	630.00	SF	6.50	6.50	
5	0097	AWNING CN	0	0	0	0	277.00	SF	65.00	65.00	
6	0443	STK FNC 6'	0	0	0	0	196.00	LF	10.00	10.00	
7	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	
8	0424	CL FNC 6'	0	0	0	0	246.00	LF	23.00	23.00	
9	0423	CL FNC 5'	0	0	0	0	64.00	LF	6.85	6.85	
10	0422	CL FNC 4'	0	0	0	0	145.00	LF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001700	C	1STORY OFF	0	0006	CN	0.00	0.00	75,040.00	SF	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1701	04	7,014	103.5000	146.71	1,029,024	1999	1999	0	0	60	23.00	60.00
1 OFFICE 1&2 - 0% - 0 Heated Area: 6886 HX Base Yr												

BLD DATE	03/25/2019	KK	LGL DATE	
XF DATE			LAND DATE	03/25/2019
INC DATE			AG DATE	KK

TOTAL OB/XF												
81,019												

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,589,318	
TOTAL MARKET OB/XF VALUE		121,054	
TOTAL LAND VALUE - MARKET		487,760	
TOTAL MARKET VALUE		2,198,132	
SOH/AGL Deduction		278,395	
ASSESSED VALUE		1,919,737	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,919,737	
TOTAL JUST VALUE		2,198,132	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,203,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015234	REMODEL #3	49,250	11/03/2021
21014288	REMODEL #2	49,250	10/18/2021
E25291	ELEC OTHER	0	08/01/2012
M17505	H/AC	0	08/01/2012
B1226148	REPAIR/RRF	115,000	06/01/2012
B26148	REMODEL	115,000	06/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0809/1417	10/15/1997	WD	Q	V	
GRANTOR: R & R PARTNERSHIP					SALE PRICE
GRANTEE: PARK PLACE OF AMELI					215,000
0687/1735	9/07/1993	WD	U	V	19
GRANTOR: HENNING & LORICK					100
GRANTEE: R&R PARTNERSHIP					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W113 S1 CAN=[YR=1999] W8 S16 E8 N16\$ S63 E6 CAN=[YR=1999] E6 U2 L1 W4 D2 L1 \$ R1 U2 E4 D2 R1 E8 CAN=[YR=1999] E6 N2 W6 S2\$ N2 E6 S2 E14 CAN=[YR=1999] S8 E33 N8 W21 N2 W6 S2 W6\$ E6 N2 E6 S2 E53 N39 E8 N25\$.											

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ESMT IN OR 820/1565

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FERNANDINA BEACH, FL 32035

2024

00-00-30-0820-0005-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	24 CORG METAL 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	29 100
Frame	05 STEEL 100
Story Height	12 100
RMS	16 100
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 03

NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,343	100	7,343	635,757
CAN	10	30	3	260
CAN	10	30	3	260
CAN	12	30	4	346
CAN	280	30	84	7,273

TOTALS 7,655 7,437 643,895

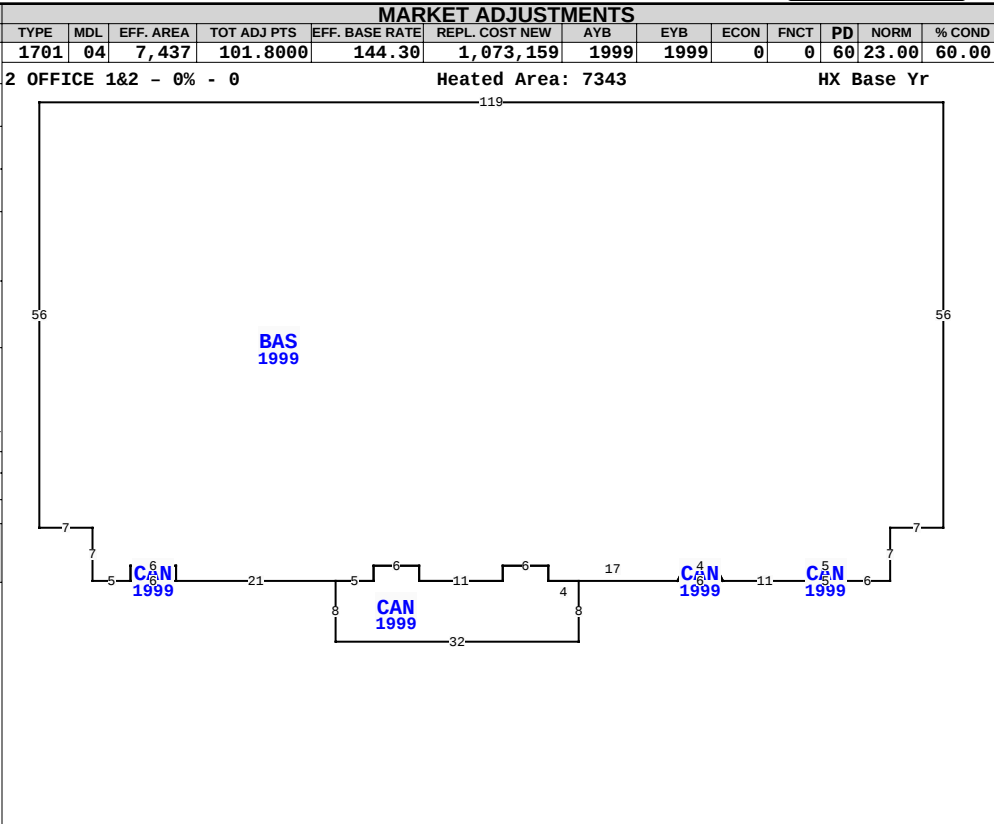
EXTRA FEATURES

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	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	100	1999	1999	3	48	288	
12	0825	BRICK	0	0	0	0	2,654.00	SF	12.50	100	1999	1999	3	93	30,853	
13	0381	COOLER	0	0	10	7	70.00	SF	82.50	100	1999	1999	3	44	2,541	
14	0383	FREEZER	0	0	10	7	70.00	SF	105.00	100	1999	1999	3	44	3,234	
15	0964	HALON SYST	0	0	4	6	24.00	SF	50.00	100	1999	1999	3	77	924	
16	0472	VF 2 RAIL	0	0	0	0	266.00	LF	15.00	100	2001	2001	3	55	2,195	

LAND DESCRIPTION

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
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REVIEW DATE 10/21/2022 BY HS



5472 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	03/25/2019	KK	LGL DATE	03/25/2019	KK
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF 40,035

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
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Total Acres: 0.00 Total Land Value: 487,760 Market: 0 Agricultural: 0 Common: 487,760

NASSAU COUNTY PROPERTY PAGE 2 of 3

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,589,318
TOTAL MARKET OB/XF VALUE	121,054
TOTAL LAND VALUE - MARKET	487,760
TOTAL MARKET VALUE	2,198,132
SOH/AGL Deduction	278,395
ASSESSED VALUE	1,919,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,919,737
TOTAL JUST VALUE	2,198,132
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,203,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01533	GAS	500	05/01/2010
C18772	CO ISSUED	0	11/01/2006
B18772	OTHER	38,900	11/01/2006
P11680	OTHER	0	11/01/2006
C18067	CO ISSUED	0	01/01/2006
B18067	ADDITION	0	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0809/1417	10/15/1997	WD	Q	V	
GRANTOR: R & R PARTNERSHIP					SALE PRICE
GRANTEE: PARK PLACE OF AMELI					215,000
0687/1735	9/07/1993	WD	U	V	19
GRANTOR: HENNING & LORICK					100
GRANTEE: R&R PARTNERSHIP					

BUILDING NOTES

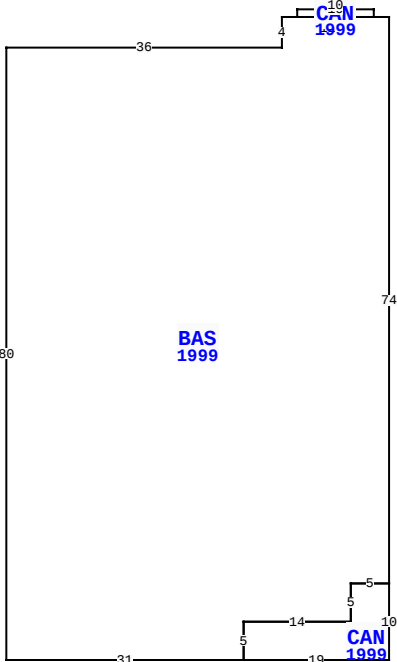
BUILDING DIMENSIONS

BAS=[YR=1999] W119 S56 E7 S7 E5 CAN=[YR=1999] E6 N2 W6 S2\$ N2 E6 S2 E21 CAN=[YR=1999] S8 E32 N8 W4 N2 W6 S2 W11 N2 W6 S2 W5\$ E5 N2 E6 S2 E11 N2 E6 S2 E17 CAN=[YR=1999] E6 U2 L1 W4 D2 L1 \$ U2 R1 E4 D2 R1 E11 CAN=[YR=1999] E5 N2 W5 S2\$ N2 E5 S2 E6 N7 E7 N56\$.

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PARK PLACE OF AMELIA INC/
C/O CHAPLIN PROPERTY MGMT, PO BOX 15045
FERNANDINA BEACH, FL 32035

00-00-30-0820-0005-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 3																							
Exterior Wall	16	WD FR STUC 100								1701	04	3,975	97.0260	137.53	546,682	1999	1999		0	60	23.00	60.00	VALUATION BY								STANDARD												
Roof Structur	09	RIDGE FRME 100								3 OFFICE 1&2 - 0% - 0										Heated Area: 3936										HX Base Yr										Tax Group: 8		Tax Dist:	
Roof Cover	04	BUILT-UP 100																		BUILDING MARKET VALUE										1,589,318													
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										121,054													
Interior Floo	14	CARPET 60																		TOTAL LAND VALUE - MARKET										487,760													
Interior Floo	07	CORK/VTILE 40																		TOTAL MARKET VALUE										2,198,132													
Ceiling	01	FIN.SUSPD 100																		SOH/AGL Deduction										278,395													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										1,919,737													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0													
Fixtures	8	100																		BASE TAXABLE VALUE										1,919,737													
Frame	05	STEEL 100																		TOTAL JUST VALUE										2,198,132													
Story Height		12 100																		NCON VALUE										0													
RMS		13 100								INCOME VALUE																																	
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										2,203,496																							
Units		0 100																																									
Occupancy	00	NONE 100																																									
Quality		03		Quality Level 03																																							
DOR CODE		1700		OFFICE BUILDINGS																																							
MAP NUM						MKT AREA				03																																	
NEIGHBORHOOD/LOC		2002.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	3,936	100	3,936	324,791																																							
CAN	10	30	3	248																																							
CAN	120	30	36	2,971																																							
TOTALS		4,066		3,975		328,009																																					
EXTRA FEATURES										5472 FIRST COAST HWY, FERNANDINA BEACH																																	
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																											
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