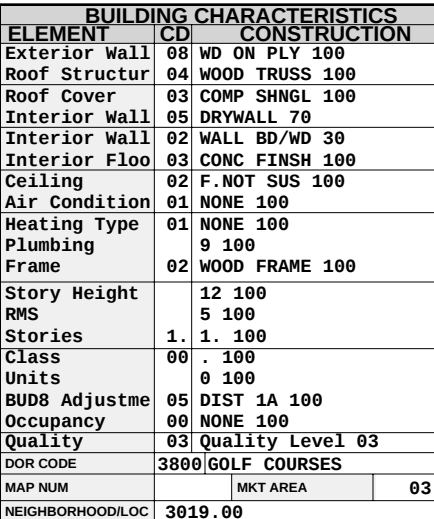
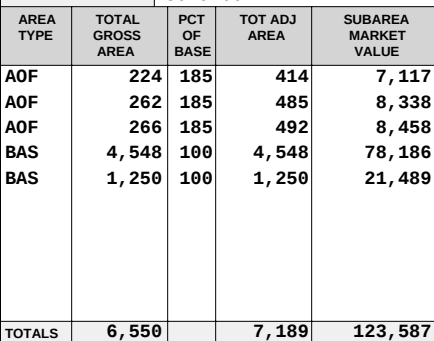


CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0001-0000



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	7,189	72.2688	33.06	237,668	1987	1987	0	0	0	48.00	52.00



SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	U V	RSN CD	SALE PRICE
1802/1819	7/13/2012	WD	Q	I	01	4,900,000
GRANTOR: SUMMER BEACH AMENITIE						
GRANTEE: CONCERT AMELTA LLC						
0580/0465	10/02/1989	QC	U	V	02	100
GRANTOR: SUMMER BEACH LTD						
GRANTEE: SUMMER BCH AMENITIE						

EXTRA FEATURES							4700 AMELIA ISLAND PKWY, FERNANDINA BEACH				AC DATE				AG DATE			
L N	OB/CF 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	15,777.00	SF	2.00	2.00	100	1987	1987	3	50	15,777		
2	0812	CONCRETE C	0	0	0	0	2,088.00	SF	4.00	4.00	100	1987	1987	3	52	4,343		
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576		
4	0450	PREFAB FNC	0	0	0	0	753.00	LF	8.00	8.00	100	1987	1987	3	20	1,205		
5	0450	PREFAB FNC	0	0	0	0	300.00	LF	8.00	8.00	100	2008	2008	3	35	840		
6	1123	CB 8"	0	0	109	0	545.00	SF	6.15	6.15	100	1987	1987	3	52	1,743		
7	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2001	2001	3	100	1,000		
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2003	2003	3	61	549		
9	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2004	2004	3	22	1,320		
10	0400	CONC CURB	0	0	0	0	41.00	LF	15.00	15.00	100	1987	1987	3	62	381		

[illegible]

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[illegible]

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[illegible]

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[illegible]

PT LOT 1 OF GOLFSIDE @ SUMMER
BEACH #1 PBK 5/114 & PT LOTS
18 19 & 20 OF AMELIA SUB OF

CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3800 GOLF COURSES	
MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC 3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	478	100	478	36,048
FOP	95	30	28	2,111
FST	36	50	18	1,358
UOP	580	20	116	8,748
TOTALS	1,189		640	48,265

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
41	0646	LWN SPRK H	0	0	0	85.00	UT	2.00	2.00	100	2004
42	0681	POLE SHED	0	0	40	520.00	SF	15.00	15.00	100	2000
43	0351	CARPORT MT	0	0	20	300.00	SF	10.00	10.00	100	1987
44	0350	CARPORT WD	0	0	42	924.00	SF	13.00	13.00	100	2015
45	0940	SHEDS/PORT	0	0	11	66.00	SF	30.00	30.00	100	2000

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	640	77.7000	83.33	53,331	2004	2004	0	0	9.50	90.50
5 CLUB HOUSE - 0% - 0											
Heated Area: 478 HX Base Yr											
4700 AMELIA ISLAND PKWY, FERNANDINA BEACH, FL 32034											

TOTAL OB/XF											
11,649											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 5
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,840,309	
TOTAL MARKET OB/XF VALUE		1,365,576	
TOTAL LAND VALUE - MARKET		2,016,190	
TOTAL MARKET VALUE		5,222,075	
SOH/AGL Deduction		0	
ASSESSED VALUE		5,222,075	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		5,222,075	
TOTAL JUST VALUE		5,222,075	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		5,379,742	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1802/1819	7/13/2012	WD	Q	I	01	4,900,000	
GRANTOR: SUMMER BEACH AMENITIE							
GRANTEE: CONCERT AMELIA LLC							
0580/0465	10/02/1989	QC	U	V	02	100	
GRANTOR: SUMMER BEACH LTD							
GRANTEE: SUMMER BCH AMENITIE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W14 FOP=[YR=2004] W7 UOP=[YR=2004] W20 S29 E20 FST=[YR=2004] E6 N6 W6 S6\$ N29\$ S20 E2 N9 E5 N11\$ S11 W5 S9 W2 S3 E6 S6 E15 N29\$.											