

GANESH AMELIA PLAZA LLC/
C/O JAX BUSINESS SOLUTIONS, 644 CESERY BLVD #100
JACKSONVILLE, FL 32211

27-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY										PAGE 1 of 4		4
VALUATION SUMMARY												
VALUATION BY										DIRECT_CAP		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE					2,638,577							
TOTAL MARKET OB/XF VALUE					0							
TOTAL LAND VALUE - MARKET					0							
TOTAL MARKET VALUE					3,518,103							
SOH/AGL Deduction					0							
ASSESSED VALUE					3,518,103							
TOTAL EXEMPTION VALUE					0							
BASE TAXABLE VALUE					3,518,103							
TOTAL JUST VALUE					3,518,103							
NCON VALUE					0							
INCOME VALUE					3,518,103							
PREVIOUS YEAR MKT VALUE					3,518,103							
PERMIT NUM		DESCRIPTION				AMT		ISSUED				
SU240007235		CHANNEL LETTERS W				13,000		06/18/2024				
B240004003		DUMPSTER ENCLOSUR				6,419		04/09/2024				
230011828		CAFE ELLIANOS				125,643		09/15/2023				
22005453		BUILD-OUT BREW S				564,100		08/05/2022				
21015116		NEW CNSTR-BATHROO				20,000		11/02/2021				
21007952		REMODEL				61,653		06/24/2021				
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2270/0621		4/25/2019		SW	Q	I	01	4,160,000				
GRANTOR: AMSA DEVELOPMENT LLC												
GRANTEE: GANESH AMELIA PLAZA												
1214/0191		3/10/2004		WD	Q	V		1,123,700				
GRANTOR: LOWE'S HOME CENTERS I												
GRANTEE: AMSA DEVELOPMENT LL												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2005] W60 BAS=[YR=2005] W80 BAS=[YR=2005] W60												
BAS=[YR=2005] W70 BAS=[YR=2005] W18 BAS=[YR=2005] W12												
BAS=[YR=2005] W40 BAS=[YR=2005] W26 BAS=[YR=2005] W34 S70												
CAN=[YR=2005] S4 E400 N4 W400\$ E34 N70\$ S70 E26 N70\$ S70 E40												
N70\$ S70 E12 N70\$ S70 E18 N70\$ S70 E70 N70\$ S70 E60 N70\$ S70												
E80 N70\$ S70 E60 N70\$.												
ND LUE												
OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
92,688												
Common: 0												
PRINTED 08/06/2024 BY SYS												

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[illegible]

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REVIEW DATE: 11/09/2022 BY: HS Total Acres: 0.00 Total Land Value: 879,526 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY: SYS

