

IN OR 1354/1949
PARCEL 1-7 SEC 27-2N-28 &
PARCEL 23-2 SEC 39-2N-28

AMSA II LLC/
2804 ST JOHNS BLUFF RD S, STE #107
JACKSONVILLE, FL 32246

2024

27-2N-28-0000-0001-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	28 GLASS THRM 20
Roof Structure	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 90
Roof Cover	13 STAND SEAM 10
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 60
Interior Floor	11 CLAY TILE 40
Ceiling	04 NONE 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	38 100
Frame	05 STEEL 100
Story Height	15 100
RMS	15 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1600COMMUNITY SHOPPING
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,360	100	8,360	839,831
BAS	2,915	100	2,915	292,836
CAN	165	30	50	5,023
CAN	1,025	30	308	30,941
TOTALS	12,465		11,633	1,168,630

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0400	CONC CURB	0	0	0	0	718.00	LF	15.00	15.00	
2	0402	CONC BUMPE	0	0	0	0	45.00	UT	25.00	25.00	
3	0803	ASPHALT C	0	0	0	0	22,106.00	SF	2.00	2.00	
4	0810	CONCRETE A	0	0	0	0	305.00	SF	6.50	6.50	
5	0812	CONCRETE C	0	0	0	0	1,060.00	SF	4.00	4.00	
6	0812	CONCRETE C	0	0	0	0	1,447.00	SF	4.00	4.00	
7	0803	ASPHALT C	0	0	0	0	5,750.00	SF	2.00	2.00	
8	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	
9	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	
10	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001600	C	SH CTR COM	0	0004	CG	0.00	0.00	56,111.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	11,633	115.0314	122.51	1,425,159	2008	2008	0	0	0 18.00	82.00
1 NBHD SHOP - 0% - 0											
Heated Area: 11275											
HX Base Yr											
474285 SR 200, FERNANDINA BEACH											
BLD DATE 09/17/2019 KK LGL DATE 09/17/2019 KK AG DATE 09/17/2019 KK											

474285 SR 200, FERNANDINA BEACH				XF DATE	09/17/2019		RR	LAND DATE		09/17/2019	RR
				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
718.00	LF	15.00	15.00	100	2008	2008	3	92	9,908		
45.00	UT	25.00	25.00	100	2008	2008	3	92	1,035		
22,106.00	SF	2.00	2.00	100	2008	2008	3	62	27,411		
305.00	SF	6.50	6.50	100	2008	2008	3	89	1,764		
1,060.00	SF	4.00	4.00	100	2008	2008	3	89	3,774		
1,447.00	SF	4.00	4.00	100	2008	2008	3	89	5,151		
5,750.00	SF	2.00	2.00	100	2008	2008	3	62	7,130		
1.00	UT	1,500.00	1,500.00	100	2008	2008	3	100	1,500		
2.00	UT	2,530.00	2,530.00	100	2008	2008	3	74	3,744		
6.00	UT	500.00	500.00	100	2008	2008	3	74	2,220		

AMSA II LLC/
2804 ST JOHNS BLUFF RD S, STE #107
JACKSONVILLE, FL 32246

27-2N-28-0000-0001-0070

[illegible]