

PT TRACT 1
IN OR 2666/1957
SHOPPES AT AMELIA CONCOURSE

KOLIBER GEORGE & JUNE REV TRUST/KOLIBER GEORGE J T
232 HIDDEN BAY DRIVE STE 404
OSPREY, FL 34229

2024

37-2N-27-1950-0001-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																										
															VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 1,957,465 TOTAL MARKET OB/XF VALUE 133,947 TOTAL LAND VALUE - MARKET 701,310 TOTAL MARKET VALUE 2,792,722 SOH/AGL Deduction 264,072 ASSESSED VALUE 2,528,650 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,528,650 TOTAL JUST VALUE 2,792,722 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,873,701																																																										
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															SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2666/1957</td> <td>9/28/2020</td> <td>SW U</td> <td>I</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: T AMELIA MKT B FL LLC</td> </tr> <tr> <td colspan="7">GRANTEE: KOLIBER GEORGE & JU</td> </tr> <tr> <td>2550/0366</td> <td>9/28/2020</td> <td>SW U</td> <td>I</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: T AMELIA MKT B FL LLC</td> </tr> <tr> <td colspan="7">GRANTEE: KOLIBER GEORGE & JU</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2666/1957	9/28/2020	SW U	I	I	11	100	GRANTOR: T AMELIA MKT B FL LLC							GRANTEE: KOLIBER GEORGE & JU							2550/0366	9/28/2020	SW U	I	I	11	100	GRANTOR: T AMELIA MKT B FL LLC							GRANTEE: KOLIBER GEORGE & JU						
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EXTRA FEATURES															BLD DATE	04/06/2022	KK	LGL DATE	04/06/2022	KK
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	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2007	2007	3	31	1,550				
12	0098	AWNING MTL	0	0	20	8	160.00	SF	13.00	13.00	100	2007	2007	3	31	645				
13	0976	DECORATIVE	0	0	0	0	7.00	UT	125.00	125.00	100	2007	2007	3	72	630				
14	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2007	2007	3	100	600				
15	1123	CB 8"	0	0	0	0	323.00	SF	6.15	6.15	100	2006	2006	3	87	1,728				
16	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2006	2006	3	69	828				
17	0810	CONCRETE A	0	0	23	13	299.00	SF	6.50	6.50	100	2006	2006	3	87	1,691				
18	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2006	2006	3	100	800				
19	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	100	1,500				
20	0966	FIRE SPRNK	0	0	0	0	15,162.00	SF	3.00	3.00	100	2007	2007	3	88	40,028				

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
TOTAL OB/XF 50,000																								