

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 10																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								1701	04	811	81.7425	115.87	93,971	1960	1980		0	0	0	67.50	32.50																
Roof Structur	04	WOOD TRUSS 100								1 OFFICE 1&2 - 0% - 0										Heated Area: 720										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	04	PLYWOOD 50																																					
Interior Wall	05	DRYWALL 50																																					
Interior Floo	09	PINE WOOD 100																																					
Ceiling	02	F.NOT SUS 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures	3	100																																					
Frame	02	WOOD FRAME 100																																					
Story Height		8 100																																					
RMS		3 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	05	DIST 1A 100																																					
Occupancy	00	NONE 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	2000																							TRANSIT TERMINALS															
MAP NUM																			MKT AREA					02															
NEIGHBORHOOD/LOC	2001.00																																						
AREA TYPE	TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																
BAS	720		100		720		27,113																																
CAN	36		30		11		414																																
DCK	763		10		76		2,862																																
STR	42		10		4		150																																
TOTALS	1,561				811		30,541																																
EXTRA FEATURES								251 CREEKSIDE DR, 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																					
1	0940	SHEDS/PORT		0	0	10	10	100.00	SF	30.00	30.00	100	1989	1989	3	20	600																						
2	0424	CL FNC 6'		0	0	0	0	58.00	LF	20.00	20.00	100	1989	1989	3	26	302																						
3	0922	CWALL-CB/D		0	0	0	0	2,518.00	LF	740.00	740.00	100	1989	1989	3	20	372,664																						
4	0810	CONCRETE A		0	0	0	0	392.00	SF	6.50	6.50	100	1960	1960	3	20	510																						
5	0812	CONCRETE C		0	0	0	0	3,850.00	SF	4.00	4.00	100	1986	1986	3	49.5	7,623																						
6	0803	ASPHALT C		0	0	0	0	48,750.00	SF	2.00	2.00	100	1989	1989	3	50	48,750																						
7	0855	CONC PAVER		0	0	0	0	3,012.00	SF	10.00	10.00	100	1989	1989	3	57	17,168																						
8	0820	WOOD WALK		0	0	14	6	84.00	SF	11.75	11.75	100	1987	1987	3	40	395																						
9	0940	SHEDS/PORT		0	0	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480																						
10	0811	CONCRETE B		0	0	53	20	1,060.00	SF	5.20	5.20	100	1990	1990	3	59.5	3,280																						
LAND DESCRIPTION								TOTAL OB/XF										451,772																					
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	002001	C	TRANS TERM		0	0004	CG	0.00	0.00	6.15	AC		1.00	1.00	1.00	97,500.00	97,500.00	599,625																					
2	009615	C	SLOUGH-MAS		0			0.00	0.00	8.20	AC		1.00	1.00	1.00	25.00	25.00	205																					
3	009500	C	SUBMERGED		0			0.00	0.00	15.52	AC		1.00	1.00	1.00	25.00	25.00	388																					
REVIEW DATE	01/15/2020		BY	KK		Total Acres: 29.87			Total Land Value: 600,218			Market: 0			Agricultural: 0			Common: 600,218			PRINTED 08/06/2024 BY SYS																		

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05

Exterior Wall

04

AVERAGE 100

Roof Structur

04

WOOD TRUSS 100

Roof Cover

13

STAND SEAM 100

Interior Wall

05

DRYWALL 80

Interior Wall

06

CUST PANEL 20

Interior Floo

13

LVT/LAMNT 100

Ceiling

02

F.NOT SUS 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Fixtures

3

100

Frame

02

WOOD FRAME 100

Story Height

7 100

RMS

7 100

Stories

1.

1. 100

Units

0 100

BUD8 Adjustme

05

DIST 1A 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

2000

TRANSIT TERMINALS

MAP NUM

MKT AREA

02

NEIGHBORHOOD/LOC

2001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,749

100

1,749

131,039

CAN

146

30

44

3,296

CAN

56

30

17

1,274

CAN

72

30

22

1,648

UST

1,060

40

424

31,767

TOTALS

3,083

2,256

169,025

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

0812

CONCRETE C

0 0

0 0

10,060.00

SF

4.00

4.00

100

1992

1992

3

64

25,754

12

0966

FIRE SPRNK

0 0

126 120

15,120.00

SF

3.00

3.00

100

1993

1993

3

66

29,938

13

0812

CONCRETE C

0 0

0 0

1,266.00

SF

4.00

4.00

100

1995

1995

3

70

3,545

14

0940

SHEDS/PORT

0 0

6 6

36.00

SF

30.00

30.00

100

1995

1995

3

20

216

15

0466

FNC GT 20'

0 0

0 0

2.00

UT

750.00

750.00

100

1994

1994

3

32

480

16

0300

BOAT DCK W

0 0

11 4

44.00

SF

40.00

40.00

100

1995

1995

3

23

405

17

0310

AL GANG WY

0 0

0 0

26.00

LF

115.00

115.00

100

1995

1995

3

20

598

18

0820

WOOD WALK

0 0

4 12

48.00

SF

11.75

11.75

100

1995

1995

3

40

226

19

0430

CL FNC 6B

0 0

0 0

920.00

LF

9.70

9.70

100

1993

1993

3

30

2,677

20

0400

CONC CURB

0 0

0 0

1,562.00

LF

15.00

15.00

100

1993

1993

3

74

17,338

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/15/2020

BY

KK

Total Acres:

29.87

Total Land Value:

600,218

Market:

0

Agricultural:

0

Common:

600,218

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1701

04

2,256

88.8300

125.92

284,076

1970

1990

0

0

0

40.50

59.50

3 OFFICE 1&2 - 0% - 0

Heated Area: 1749

HX Base Yr

UST

1993

BAS

1993

CAN

2007

CAN

1993

CAN

2007

BLD DATE

01/15/2020

KK

LGL DATE

01/15/2020

KK

XF DATE

INC DATE

251 CREEKSIDE DR, FERNANDINA BEACH

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2487/0149

8/09/2021

SW

Q

I

05

4,475,000

GRANTOR: AI MARINA INC

GRANTEE: WINDWARD AMELIA MAR

2216/1884

8/06/2018

SW

Q

I

05

6,355,800

GRANTOR: AIYB LLC

GRANTEE: AI MARINA INC

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W53 S20 BAS=[YR=1993] S33 E5 CAN=[YR=2007] S8E7N8CAN=[YR=1993] S8E3 D2 R1 E8 R1 U2 E3N8CAN=[YR=2007] S8E9 N8W9\$W16\$W7\$E48N33W53\$E53N20\$.

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																													
Exterior Wall		25		MOD METAL 100		4803		06		15,120		95.2387		43.57		658,778		1992		1992		0		0		47.50		52.50		VALUATION BY																													
Roof Structur		10		STEEL FRME 100		4		STOR WAREH - 0% - 0								Heated Area: 15120														STANDARD																													
Roof Cover		12		MODULAR MT 100																										Tax Group: 8																													
Interior Wall		07		NONE 100																										Tax Dist:																													
Interior Floo		01		NONE 50																										BUILDING MARKET VALUE																													
Interior Floo		03		CONC FINSH 50																										TOTAL MARKET OB/XF VALUE																													
Ceiling		04		NONE 100																										TOTAL LAND VALUE - MARKET																													
Air Condition		01		NONE 100																										TOTAL MARKET VALUE																													
Heating Type		01		NONE 100																										SOH/AGL Deduction																													
Plumbing		05		STEEL 100																										ASSESSED VALUE																													
Frame																														TOTAL EXEMPTION VALUE																													
Story Height				35 100																										BASE TAXABLE VALUE																													
RMS				1 100																										TOTAL JUST VALUE																													
Stories		1.		1. 100																										NCON VALUE																													
Class		00		. 100																										INCOME VALUE																													
Units		00		0 100																										PREVIOUS YEAR MKT VALUE																													
Occupancy		00		NONE 100																																																							
Quality		02		Quality Level 02																																																							
DOR CODE		2000		TRANSIT TERMINALS																																																							
MAP NUM				MKT AREA																																																							
NEIGHBORHOOD/LOC		2001.00																																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																			
BAS		15,120		100		15,120		345,858																																																			
TOTALS		15,120				15,120		345,858																																																			
EXTRA FEATURES										251 CREEKSIDE DR, FERNANDINA BEACH										BLD DATE 01/15/2020 XF DATE 01/15/2020 INC DATE										KK KK KK										LGL DATE LAND DATE AG DATE										01/15/2020 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																													
21		0320		DRY STORG		0 0		0 0		84.00		UT		375.00		375.00		100		1992		1992		3		20		6,300																															
22		0308		TLIFT RAMP		0 0		0 0		1.00		UT		45,000.00		45,000.00		100		1990		1990		3		20		9,000																															
23		0302		FLT DOCK C		0 0		0 0		1,578.00		SF		50.00		50.00		100		1988		1988		3		20		15,780																															
24		0302		FLT DOCK C		0 0		72 8		2,330.00		SF		50.00		50.00		100		1992		1992		3		20		23,300																															
25		0302		FLT DOCK C		0 0		122 8		976.00		SF		50.00		50.00		100		1995		1995		3		20		9,760																															
26		0311		WD GANG WY		0 0		0 0		105.00		SF		45.00		45.00		100		1990		1990		3		20		945																															
27		0310		AL GANG WY		0 0		0 0		25.00		LF		115.00		115.00		100		1995		1995		3		20		575																															
28		0317		DCK PLNG W		0 0		0 0		81.00		UT		1,000.00		1,000.00		100		1988		1988		3		20		16,200																															
29		0320		DRY STORG		0 0		0 0		90.00		UT		375.00		375.00		100		1992		1992		3		20		6,750																															
30		0812		CONCRETE C		0 0		0 0		5,562.00		SF		4.00		4.00		100		1997		1997		3		73		16,241																															
LAND DESCRIPTION										TOTAL OB/XF										104,851																																							
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											
																																								</																			

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

46-2N-28-0000-0002-0000

[illegible]

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2024

46-2N-28-0000-0002-0000

[illegible]

REVIEW DATE	01/15/2020	BY	KK	Total Acres:	29.87	Total Land Value:	600,218	Market:	0	Agricultural:	0	Common:	600,218	PRINTED 08/06/2024 BY SYS
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PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2024

46-2N-28-0000-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	13 STAND SEAM 100
Interior Wall	05 DRYWALL 50
Interior Wall	08 DECORATIVE 50
Interior Floo	11 CLAY TILE 100
Ceiling	02 F.NOT SUS 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Fixtures	16 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 2000 TRANSIT TERMINALS

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	192	13,984
BAS	192	100	192	13,984
BAS	144	100	144	10,488
BAS	930	100	930	67,733
CAN	88	30	26	1,894
CAN	32	30	10	728
DCK	1,058	10	106	7,720
STR	30	10	3	219

TOTALS 2,666 1,603 116,749

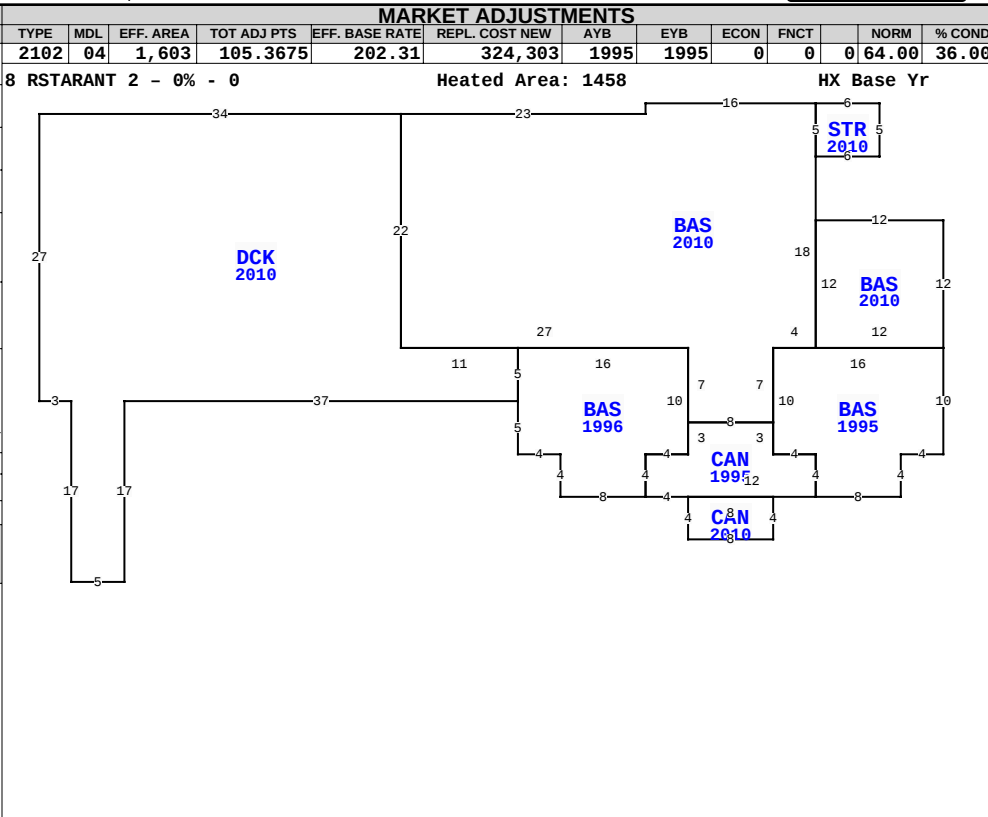
EXTRA FEATURES

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
61	0510	GARAGE WD-	0	0	30	20			600.00	SF	35.00				11,760	
62	0418	EXHST FAN	0	0	0	0			1.00	UT	400.00				160	
63	0351	CARPORT MT	0	0	25	16			400.00	SF	10.00				2,600	

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 01/15/2020 BY KK



251 CREEKSIDE DR, FERNANDINA BEACH

BLD DATE 01/15/2020 KK LGL DATE 01/15/2020 KK

XF DATE 01/15/2020 KK LAND DATE 01/15/2020 KK

INC DATE AG DATE

TOTAL OB/XF																14,520
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TOTAL OB/XF																14,520
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Total Acres: 29.87 Total Land Value: 600,218 Market: 0 Agricultural: 0 Common: 600,218

NASSAU COUNTY PROPERTY PAGE 7 of 10 8

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		1,512,760
TOTAL MARKET OB/XF VALUE		979,119
TOTAL LAND VALUE - MARKET		600,218
TOTAL MARKET VALUE		3,092,097
SOH/AGL Deduction		0
ASSESSED VALUE		3,092,097
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		3,092,097
TOTAL JUST VALUE		3,092,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,209,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000

GRANTOR: AI MARINA INC

GRANTEE: WINDWARD AMELIA MAR

2216/1884 8/06/2018 SW Q I 05 6,355,800

GRANTOR: AIYB LLC

GRANTEE: AI MARINA INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 S1 W23 DCK=[YR=2010] W34 S27 E3 S17 E5
N17 E37 BAS=[YR=1996] S5 E4 S4 E8 CAN=[YR=1995] E4
CAN=[YR=2010] S4 E8 N4 W8\$ E12 BAS=[YR=1995] E8 N4 E4 N10
BAS=[YR=2010] N12 W12 S12 E12\$ W16 S10 E4 S4 \$ N4 W4 N3 W8
S3 W4 S4\$ N4 E4 N10 W16 S5\$ N5 W11 N22\$ S22 E27 S7 E8 N7 E4
N18 STR=[YR=2010] E6 N5 W6 S5\$ N5\$.

[illegible]

[illegible]

[illegible]