PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "2"

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

**2024**

**46-2N-28-0000-0011-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NO AG ACREAGE | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 183,755 |
| TOTAL MARKET VALUE | 183,755 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 183,755 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 183,755 |
| TOTAL JUST VALUE | 183,755 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 183,755 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### 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 | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

FIRST COAST HWY, FERNANDINA BEACH

### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 001010 | C | COMM ACRGE | 0 | | CG | 0.00 | 0.00 | 1.87 | AC | | 1.00 | 1.00 | 0.65 | 150,000.00 | 97,500.00 | 182,325 | | | | | | | |
| 2 | 009615 | C | SLOUGH-MAS | 0 | | OR | 0.00 | 0.00 | 57.22 | AC | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 1,430 | | | | | | | |

REVIEW DATE 02/01/2024 BY KBA Total Acres: 59.09 Total Land Value: 183,755 Market: 0 Agricultural: 0 Common: 183,755 PRINTED 08/06/2024 BY SYS