5-2N-28 LOTS 52 65 99 & 100
IN OR 2197/505
OCEAN BREEZE FARMS PB 2/19

COMMERCIAL RANGE AT AMELIA LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0052-0000

BUILDING CHARACTERISTICS

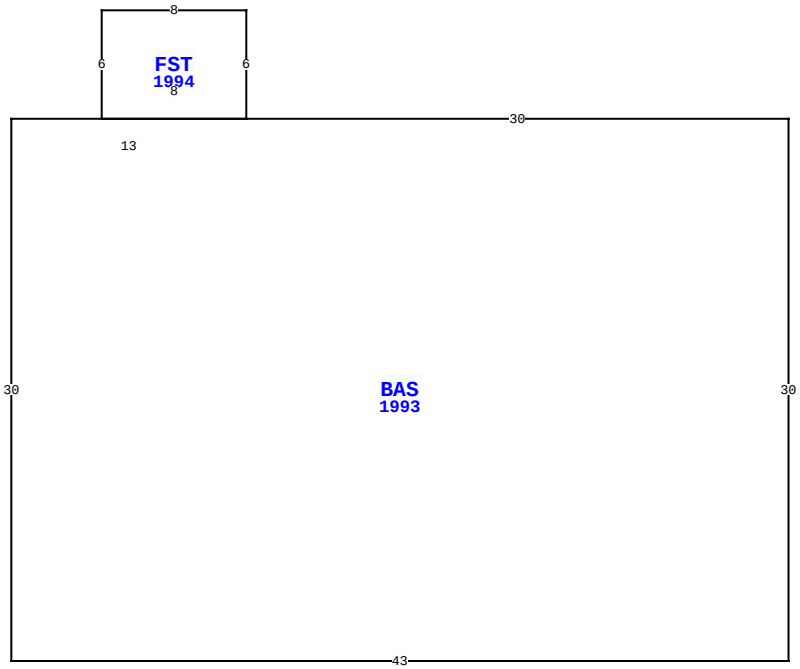
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		15 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1993	1,290	10,395
FST	48	70	1994	34	274
TOTALS	1,338			1,324	10,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,324	88.0740	40.29	53,344	1976	1976	0	0	0	80.00	20.00

1 STOR WAREH – 0% - 0 Heated Area: 1290 HX Base Yr



BLD DATE	01/07/2019 KK	LGL DATE	
XF DATE	01/17/2019 KK	LAND DATE	01/07/2019 KK
INC DATE		AG DATE	

3163 BAILEY RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	200
TOTAL MARKET OB/XF VALUE	581
TOTAL LAND VALUE - MARKET	3,875,000
TOTAL MARKET VALUE	3,875,781
SOH/AGL Deduction	1,685,636
ASSESSED VALUE	2,190,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,190,145
TOTAL JUST VALUE	3,875,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,875,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183410	REMODEL	20,000	10/02/2018
20121958	XFOB	2,000	09/24/2012
20091378	ELEC OTHER	1,500	10/08/2009
20091369	ELEC OTHER	1,500	10/07/2009
20080515	ADDITION	6,000	03/31/2008
20060877	REMODEL	500	04/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2197/0505	5/18/2018	SW	U	I	18	1,530,000

GRANTOR: NASSAU COUNTY BOARD O

GRANTEE: COMMERCIAL RANGE AT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FST=[YR=1994] N6 W8 S6 E8$ W13 S30 E43 N30$.

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
1	0812	CONCRETE C	0	0	0	0	2,423.00	SF	4.00	4.00	1	1980	1980	3	1	97	
2	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	1	1976	1976	3	1	4	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	1	2000	2000	3	1	25	
4	0803	ASPHALT C	0	0	80	13	1,040.00	SF	2.00	2.00	1	1990	1990	3	1	21	
5	0812	CONCRETE C	0	0	34	36	1,224.00	SF	4.00	4.00	1	1980	1980	3	1	49	
6	0811	CONCRETE B	0	0	40	18	720.00	SF	5.20	5.20	1	1980	1980	3	1	37	
7	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	1	2000	2000	3	1	6	
8	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	1	2000	2000	3	1	8	
9	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	1	2000	2000	3	1	9	
10	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20	5.20	1	2006	2006	3	1	31	

TOTAL OB/XF 287

LAND DESCRIPTION

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	001700	C	1STORY OFF	0		I-1	0.00	0.00	15.50	AC		1.00	1.00	1.00	250,000.00	250,000.00	3,875,000							

REVIEW DATE 03/15/2023 BY DJ Total Acres: 15.50 Total Land Value: 3,875,000 Market: 0 Agricultural: 0 Common: 3,875,000 PRINTED 07/30/2025 BY SYS

5-2N-28 LOTS 52 65 99 & 100
IN OR 2197/505
OCEAN BREEZE FARMS PB 2/19

COMMERCIAL RANGE AT AMELIA LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0052-0000

BUILDING CHARACTERISTICS

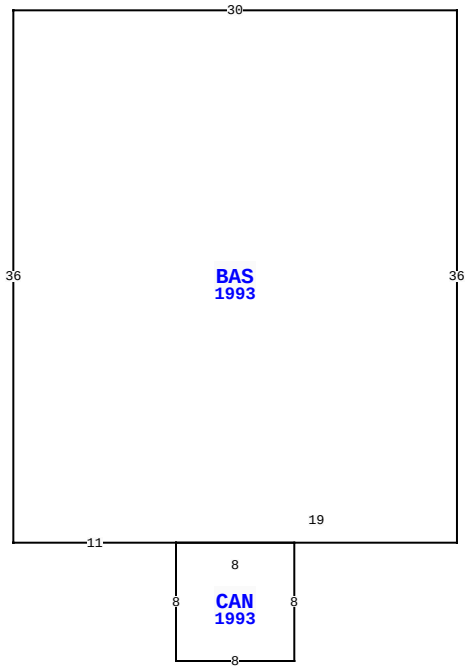
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	90,727
CAN	64	30	1993	19	1,596
TOTALS	1,144			1,099	92,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,099	104.8950	147.38	161,971	1985	1990	0	0	0	43.00	57.00

2 OFFICE – 0% - 0 Heated Area: 1080 HX Base Yr



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XF DATE	01/17/2019	KK	LAND DATE	01/07/2019 KK
INC DATE			AG DATE	

3163 BAILEY RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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Tax Group: 2	Tax Dist:
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,190,145
TOTAL JUST VALUE	3,875,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,875,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060878	FOUNDATION	500	04/26/2006
20060133	REMODEL	20,000	01/20/2006
20053118	ELEC OTHER	1,000	12/07/2005
B991794	XFOB	5,500	12/10/1999
R991988	REPAIR/RRF	3,000	09/01/1999
8378	ADDITION	4,000	06/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0505	5/18/2018	SW	U	I	18	1,530,000

GRANTOR: NASSAU COUNTY BOARD O

GRANTEE: COMMERCIAL RANGE AT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S36 E11 CAN=[YR=1993] S8 E8 N8 W8$ E19 N36$.

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
11	0819	CONC 12"	0	0	0	0	1,324.00	SF	9.50	9.50	1	2006	2006	3	1	126	
12	1123	CB 8"	0	0	0	0	78.00	SF	6.15	6.15	1	2006	2006	3	1	5	
13	0803	ASPHALT C	0	0	0	0	3,926.00	SF	2.00	2.00	1	1985	1985	3	1	79	
14	0811	CONCRETE B	0	0	0	0	794.00	SF	5.20	5.20	1	1985	1985	3	1	41	
15	0811	CONCRETE B	0	0	0	0	825.00	SF	5.20	5.20	1	1985	1985	3	1	43	

LAND DESCRIPTION

TOTAL OB/XF 294

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

REVIEW DATE 03/15/2023 BY DJ Total Acres: 15.50 Total Land Value: 3,875,000 Market: 0 Agricultural: 0 Common: 3,875,000 PRINTED 07/30/2025 BY SYS