

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

00-00-30-044B-0053-0010



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10011CLAY TILE 7014CARPET 3003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 1000NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC2021.00AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEMARKET
BAS1,77210020001,772179,992FOP96302000292,946FOP108302000323,250PTO16520001101TOTALS1,9921,834186,290

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,834115.1000115.10211,09320002000000011.7588.25

Heated Area: 1772HX Base Yr

2216121044424266186122122

FOP2000FOP2000BAS2000PTO2000

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE03/12/2024MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

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NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE186,290TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET375,000TOTAL MARKET VALUE561,290SOH/AGL Deduction53,046ASSESSED VALUE508,244TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE508,244TOTAL JUST VALUE561,290NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE552,970

PERMIT NUMDESCRIPTIONAMTISSUEDB006862NEW CONSTR93,80002/01/2000

SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2260/14243/11/2019WDQI051,600,000GRANTOR:HARDWICK JAMES O & JUGRANTEE:COMMERCIAL RANGE AT1912/11314/14/2014WDUII11100GRANTOR:OLE BAILEY LLCGRANTEE:HARDWICK JAMES O &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 FOP=[YR=2000] W16 S6 E16 N6 \$ S6 W16 N6 W22 S40 E12 S2 E12 N2 FOP=[YR=2000] E18 N6 W18 S6 \$ N6 E26 N24 PTO=[YR=2000] E4 N4 W4 S4 \$ N10 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV1000192C UNDEVELOP0MU-10.000.001.00LT1.001.001.00375,000.00375,000.00375,000

REVIEW DATE08/23/2019BYDJATotal Acres: 0.00Total Land Value: 375,000Market: 0Agricultural: 0Common: 375,000PRINTED 07/30/2025 BY SYS