

CORNERSTONE OF AMELIA LLC
9900 AMELIA ISLAND PKWY #200
FERNANDINA BEACH, FL 32034

00-00-30-044B-0097-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												STANDARD		
Exterior Wall	17	CB STUCCO	100	1602	04	10,948	106.9572	111.77	1,223,658	2009	2009		0	0	15.00	85.00	VALUATION BY		TAX DIST:										1,040,109		
Roof Structure	09	RIDGE FRME	100	1 NBHD SHOP - 0% - 0										Heated Area: 10734					HX Base Yr					BUILDING MARKET VALUE		102,230		1,040,109			
Roof Cover	04	BUILT-UP	100											TOTAL MARKET OB/XF VALUE		941,540		TOTAL LAND VALUE - MARKET		2,083,879		TOTAL MARKET VALUE		379,022		SOH/AGL Deduction		1,704,857			
Interior Wall	05	DRYWALL	100													ASSESSED VALUE		0		TOTAL EXEMPTION VALUE		1,704,857		BASE TAXABLE VALUE		2,083,879					
Interior Floor	14	CARPET	60													TOTAL JUST VALUE		0		NCON VALUE		0		INCOME VALUE		2,002,384					
Interior Floor	11	CLAY TILE	40													PREVIOUS YEAR MKT VALUE															
Ceiling	03	PART.FIN.	100																												
Air Condition	03	CENTRAL	100																												
Heating Type	04	AIR DUCTED	100																												
Fixtures	16	100																													
Frame	03	MASONRY	100																												
Story Height		15	100																												