PT LOTS 3,6 & CLOSED RD LYING
BETWEEN LOTS 3 & 6
IN OR 2525/1200 BEING

PALMETTO WALK AMELIA LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0760-0003-0030**

## BUILDING CHARACTERISTICS

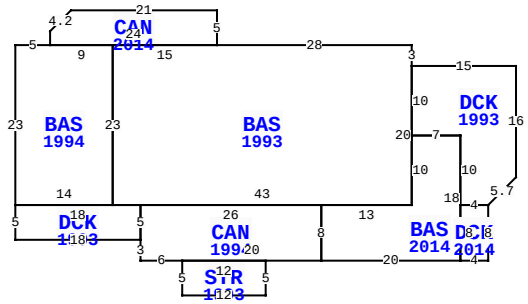
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 11 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 4 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1600 | COMMUNITY SHOPPING |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3016.00 | |

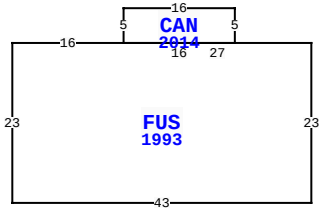
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 989 | 100 | 1993 | 989 | 63,632 |
| BAS | 322 | 100 | 1994 | 322 | 20,717 |
| BAS | 230 | 100 | 2014 | 230 | 14,798 |
| CAN | 208 | 30 | 1994 | 62 | 3,989 |
| CAN | 80 | 30 | 2014 | 24 | 1,544 |
| CAN | 116 | 30 | 2014 | 35 | 2,252 |
| DCK | 90 | 10 | 1993 | 9 | 579 |
| DCK | 222 | 10 | 1993 | 22 | 1,415 |
| DCK | 32 | 10 | 2014 | 3 | 193 |
| FUS | 989 | 100 | 1993 | 989 | 63,632 |
| TOTALS | 3,338 | | | 2,691 | 173,138 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2101 | 04 | 2,691 | 90.9168 | 153.19 | 412,234 | 1979 | 1992 | 0 | 0 | 20 | 38.00 | 42.00 |

1 RSTARANT 1 – 0% - 0 Heated Area: 2530 HX Base Yr




** This building has 11 Sub-Areas

4828 FIRST COAST HWY, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 12/09/2024 | KW | LGL DATE | | |
| XF DATE | 12/09/2024 | KW | LAND DATE | 04/21/2025 | DC |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 6 8

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 621,626 |
| TOTAL MARKET OB/XF VALUE | 58,345 |
| TOTAL LAND VALUE - MARKET | 2,063,690 |
| TOTAL MARKET VALUE | 2,743,661 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,743,661 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,743,661 |
| TOTAL JUST VALUE | 2,743,661 |
| NCON VALUE | 124,416 |
| INCOME VALUE | 21,233,736 |
| PREVIOUS YEAR MKT VALUE | 2,418,589 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230012973 | 2700 SF STORAGE B | 179,496 | 10/09/2023 |
| 230012548 | NEW COVERD PORCHE | 65,000 | 09/28/2023 |
| E1427333 | REMODEL | 0 | 03/01/2014 |
| R1413839 | REPAIR/RRF | 0 | 03/01/2014 |
| B1428318 | FOUNDATION | 10,414 | 02/01/2014 |
| B1428339 | REMODEL | 41,655 | 02/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2525/1200 | 12/29/2021 | WD | Q | I | 01 | 2,250,000 |
| GRANTOR: PALMETTO WALK 1 INC | | | | | | |
| GRANTEE: PALMETTO WALK AMELI | | | | | | |
| 2346/1688 | 3/13/2020 | WD | U | I | 11 | 100 |
| GRANTOR: TENNILLE WILSON R | | | | | | |
| GRANTEE: PALMETTO WALK 1 INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=1993] W15 BAS=[YR=1993] N3 W28 CAN=[YR=2014] N5 W21 D3 L3 S2 BAS=[YR=1994] W5 S23 DCK=[YR=1993] S5 E18 CAN=[YR=1994] S3 E6 STR=[YR=1993] S5 E12 N5 W12$ E20 BAS=[YR=2014] E20 DCK=[YR=2014] E4 N8 W4 S8$ N18 W7 S10 W13 S8$ N8 W26 S5$ N5 W18$ E14 N23 W9$ E24$ W15 S23 E43 N20$ S10 E7 S10 E4 U4 R4 N16 $ PTR= E15 FUS=[YR=1993] E16 CAN=[YR=2014] N5 E16 S5 W16$ E27 S23 W43 N23$ W15$.

## 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 | 1242 | WD DECK A | 0 | 0 | 5 | 16 | 90.00 | SF | 10.00 | 10.00 | 100 | 1986 | 1986 | 3 | 20 | 180 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 6 | 20 | 120.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 47 | 367 | |
| 3 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 21,651.00 | SF | 2.00 | 2.00 | 100 | 1986 | 1986 | 3 | 50 | 21,651 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 38 | 4 | 152.00 | SF | 10.00 | 10.00 | 100 | 1986 | 1986 | 3 | 20 | 304 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 21 | 21 | 441.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 47 | 1,347 | |
| 6 | 1242 | WD DECK A | 0 | 0 | 8 | 24 | 192.00 | SF | 10.00 | 10.00 | 100 | 1986 | 1986 | 3 | 20 | 384 | |
| 7 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 363.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 49.5 | 1,168 | |
| 8 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 16.00 | LF | 20.00 | 20.00 | 100 | 1987 | 1987 | 3 | 20 | 64 | |
| 9 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 1987 | 1987 | 3 | 20 | 384 | |
| 10 | 1242 | WD DECK A | 0 | 0 | 12 | 10 | 120.00 | SF | 10.00 | 10.00 | 100 | 1987 | 1987 | 3 | 20 | 240 | |

TOTAL OB/XF 26,089

## 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 | 001600 | C | SH CTR COM | 0 | | CG | 0.00 | 0.00 | 184,258.00 | SF | | 1.00 | 1.00 | 0.80 | 14.00 | 11.20 | 2,063,690 | | | | | | | |

REVIEW DATE 12/09/2024 BY KW Total Acres: 4.23 Total Land Value: 2,063,690 Market: 0 Agricultural: 0 Common: 2,063,690 PRINTED 07/30/2025 BY SYS

PT LOTS 3,6 & CLOSED RD LYING
BETWEEN LOTS 3 & 6
IN OR 2525/1200 BEING

PALMETTO WALK AMELIA LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0760-0003-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

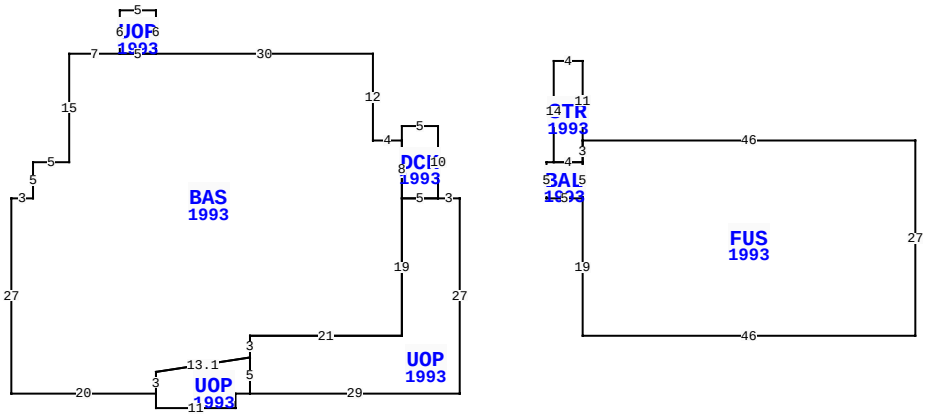
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 2 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1600 | COMMUNITY SHOPPING |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3016.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 25 | 15 | 1993 | 4 | 149 |
| BAS | 2,135 | 100 | 1993 | 2,135 | 79,505 |
| DCK | 50 | 10 | 1993 | 5 | 186 |
| FUS | 1,242 | 100 | 1993 | 1,242 | 46,251 |
| STR | 56 | 10 | 1993 | 6 | 224 |
| UOP | 30 | 20 | 1993 | 6 | 224 |
| UOP | 74 | 20 | 1993 | 15 | 559 |
| UOP | 384 | 20 | 1993 | 77 | 2,867 |
| TOTALS | 3,996 | | | 3,490 | 129,964 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1101 | 04 | 3,490 | 88.9824 | 124.13 | 433,214 | 1986 | 1986 | 0 | 0 | 20 | 50.00 | 30.00 |

2 RETAILSTOR – 0% - 0 Heated Area: 3377 HX Base Yr




4828 FIRST COAST HWY, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/09/2024 | KW | LGL DATE | |
| XF DATE | 12/09/2024 | KW | LAND DATE | 04/21/2025 DC |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 621,626 |
| TOTAL MARKET OB/XF VALUE | 58,345 |
| TOTAL LAND VALUE - MARKET | 2,063,690 |
| TOTAL MARKET VALUE | 2,743,661 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,743,661 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,743,661 |
| TOTAL JUST VALUE | 2,743,661 |
| NCON VALUE | 124,416 |
| INCOME VALUE | 21,233,736 |
| PREVIOUS YEAR MKT VALUE | 2,418,589 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1419233 | H/AC | 0 | 02/01/2014 |
| E1427159 | REMODEL | 0 | 01/01/2014 |
| P1417131 | REMODEL | 0 | 01/01/2014 |
| E25684 | NEW CONSTR | 0 | 12/01/2012 |
| M1217793 | NEW CONSTR | 0 | 12/01/2012 |
| M1217794 | H/AC | 0 | 12/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2525/1200 | 12/29/2021 | WD | Q | I | 01 | 2,250,000 |
| GRANTOR: PALMETTO WALK 1 INC | | | | | | |
| GRANTEE: PALMETTO WALK AMELI | | | | | | |
| 2346/1688 | 3/13/2020 | WD | U | I | 11 | 100 |
| GRANTOR: TENNILLE WILSON R | | | | | | |
| GRANTEE: PALMETTO WALK 1 INC | | | | | | |

## BUILDING NOTES

## 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 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 141.00 | SF | 10.00 | 10.00 | 100 | 1987 | 1987 | 3 | 49.5 | 698 | |
| 12 | 0855 | CONC PAVER | 0 | 0 | 18 | 4 | 72.00 | SF | 10.00 | 10.00 | 100 | 1987 | 1987 | 3 | 49.5 | 356 | |
| 13 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 56.00 | LF | 9.70 | 9.70 | 100 | 1987 | 1987 | 3 | 23 | 125 | |
| 14 | 0465 | FNC GT 15' | 0 | 0 | 0 | 0 | 1.00 | UT | 562.50 | 562.50 | 100 | 2000 | 2000 | 3 | 48 | 270 | |
| 15 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 184.00 | LF | 20.00 | 20.00 | 100 | 2005 | 2005 | 3 | 64 | 2,355 | |
| 16 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 2.00 | UT | 1,555.00 | 1,555.00 | 100 | 2005 | 2005 | 3 | 64 | 1,990 | |
| 17 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 541.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 92 | 2,588 | |
| 18 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 177.00 | SF | 10.00 | 10.00 | 100 | 1987 | 1987 | 3 | 49.5 | 876 | |
| 19 | 0479 | VF PICKET | 0 | 0 | 0 | 0 | 24.00 | LF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 48 | 115 | |
| 20 | 0810 | CONCRETE A | 0 | 0 | 16 | 7 | 112.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 49.5 | 360 | |

TOTAL OB/XF 9,733

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W4 N12 W30 W5 W7 S15 W5 S5 W3 S27 E20 N3 U2R13 N3 E21 N19 N8 $
FUS=[YR=1993;ORIG=25,0] E46 S27 W46 N19 N5 N3 $
UOP=[YR=1993;ORIG=-21,35] E29 N27 W3 W5 S19 W21 S3 S5 $
UOP=[YR=1993;ORIG=-34,35] S2 E11 N2 E2 N5 D2L13 S3 $
STR=[YR=1993;ORIG=21,3] N14 E4 S11 S3 W4 $
DCK=[YR=1993;ORIG=5,8] N10 W5 S2 S8 E5 $
UOP=[YR=1993;ORIG=-34,-12] N6 W5 S6 E5 $
BAL=[YR=1993;ORIG=25,8] W5 N5 E1 E4 S5 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 12/09/2024 BY KW Total Acres: 4.23 Total Land Value: 2,063,690 Market: 0 Agricultural: 0 Common: 2,063,690 PRINTED 07/30/2025 BY SYS

PT LOTS 3,6 & CLOSED RD LYING
BETWEEN LOTS 3 & 6
IN OR 2525/1200 BEING

PALMETTO WALK AMELIA LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0760-0003-0030**

## BUILDING CHARACTERISTICS

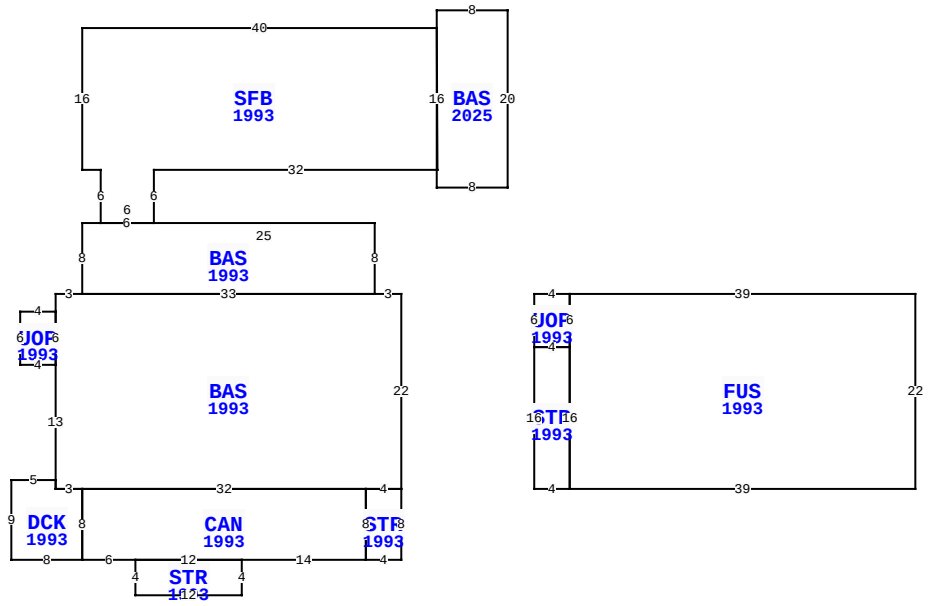
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 4 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1600 | COMMUNITY SHOPPING |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3016.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 264 | 100 | 1993 | 264 | 9,083 |
| BAS | 858 | 100 | 1993 | 858 | 29,521 |
| BAS | 160 | 100 | 2025 | 160 | 5,505 |
| CAN | 256 | 30 | 1993 | 77 | 2,649 |
| DCK | 69 | 10 | 1993 | 7 | 241 |
| FUS | 858 | 100 | 1993 | 858 | 29,521 |
| SFB | 677 | 80 | 1993 | 542 | 18,649 |
| STR | 32 | 10 | 1993 | 3 | 103 |
| STR | 48 | 10 | 1993 | 5 | 172 |
| STR | 64 | 10 | 1993 | 6 | 206 |
| TOTALS | 3,334 | | | 2,790 | 95,996 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1101 | 04 | 2,790 | 82.2120 | 114.69 | 319,985 | 1984 | 1984 | 0 | 0 | 20 | 50.00 | 30.00 |

3 RETAILSTOR – 0% - 0 Heated Area: 2682 HX Base Yr




** This building has 12 Sub-Areas

4828 FIRST COAST HWY, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 12/09/2024 | KW | LGL DATE | | |
| XF DATE | 12/09/2024 | KW | LAND DATE | 04/21/2025 | DC |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

PAGE 3 of 6 8

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 621,626 |
| TOTAL MARKET OB/XF VALUE | 58,345 |
| TOTAL LAND VALUE - MARKET | 2,063,690 |
| TOTAL MARKET VALUE | 2,743,661 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,743,661 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,743,661 |
| TOTAL JUST VALUE | 2,743,661 |
| NCON VALUE | 124,416 |
| INCOME VALUE | 21,233,736 |
| PREVIOUS YEAR MKT VALUE | 2,418,589 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C24738 | CO ISSUED | 0 | 07/01/2011 |
| B9602874 | REMODEL | 6,200 | 04/01/1996 |
| B960425 | REPAIR/RRF | 1,000 | 01/01/1996 |
| E952206 | REMODEL | 2,650 | 10/01/1995 |
| 7787 | REMODEL | 5,000 | 01/21/1992 |
| 2847 | H/AC | 1,800 | 12/15/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2525/1200 | 12/29/2021 | WD | Q | I | 01 | 2,250,000 |
| GRANTOR: PALMETTO WALK 1 INC | | | | | | |
| GRANTEE: PALMETTO WALK AMELI | | | | | | |
| 2346/1688 | 3/13/2020 | WD | U | I | 11 | 100 |
| GRANTOR: TENNILLE WILSON R | | | | | | |
| GRANTEE: PALMETTO WALK 1 INC | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 21 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 168.00 | SF | 10.00 | 10.00 | 100 | 1987 | 1987 | 3 | 49.5 | 832 | |
| 22 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 2.00 | UT | 1,555.00 | 1,555.00 | 100 | 2005 | 2005 | 3 | 64 | 1,990 | |
| 23 | 0810 | CONCRETE A | 0 | 0 | 26 | 3 | 78.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 91 | 461 | |
| 24 | 0810 | CONCRETE A | 0 | 0 | 10 | 10 | 100.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 91 | 592 | |
| 25 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2011 | 2011 | 3 | 45 | 180 | |
| 26 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 8.00 | LF | 20.00 | 20.00 | 100 | 2011 | 2011 | 3 | 45 | 72 | |
| 27 | 0855 | CONC PAVER | 0 | 0 | 26 | 6 | 156.00 | SF | 10.00 | 10.00 | 100 | 1987 | 1987 | 3 | 49.5 | 772 | |
| 28 | 0479 | VF PICKET | 0 | 0 | 0 | 0 | 68.00 | LF | 7.50 | 7.50 | 100 | 2000 | 2000 | 3 | 48 | 245 | |
| 29 | 0350 | CARPORT WD | 0 | 0 | 13 | 8 | 104.00 | SF | 13.00 | 13.00 | 100 | 2000 | 2000 | 3 | 20 | 270 | |
| 30 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 1.00 | UT | 1,555.00 | 1,555.00 | 100 | 2000 | 2000 | 3 | 48 | 746 | |

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-40,30] W3 S2 S6 S13 S1 E3 E32 E4 N22 W3 W33 $
FUS=[YR=1993;ORIG=15,30] E39 S22 W39 N16 N6 $
SFB=[YR=1993;ORIG=-40,0] S16 E2.1 S6 E6 N6 E32 U16L0.1 W40 $
BAS=[YR=1993;ORIG=-40,22] S8 E33 N8 W25 W6 W2 $
CAN=[YR=1993;ORIG=-40,60] E6 E12 E14 N8 W32 S8 $
BAS=[YR=2025;ORIG=0,-2] E8 S20 W8 N2 N16 N2 $
DCK=[YR=1993;ORIG=-43,51] W5 S9 E8 N8 W3 N1 $
STR=[YR=1993;ORIG=15,52] W4 N16 E4 S16 $
STR=[YR=1993;ORIG=-34,60] S4 E12 N4 W12 $
STR=[YR=1993;ORIG=-8,60] E4 N8 W4 S8 $
UOP=[YR=1993;ORIG=-43,32] W4 S6 E4 N6 $

## LAND DESCRIPTION

TOTAL OB/XF 6,160

| 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 12/09/2024 BY KW Total Acres: 4.23 Total Land Value: 2,063,690 Market: 0 Agricultural: 0 Common: 2,063,690 PRINTED 07/30/2025 BY SYS

PT LOTS 3,6 & CLOSED RD LYING
BETWEEN LOTS 3 & 6
IN OR 2525/1200 BEING

PALMETTO WALK AMELIA LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0760-0003-0030**

## BUILDING CHARACTERISTICS

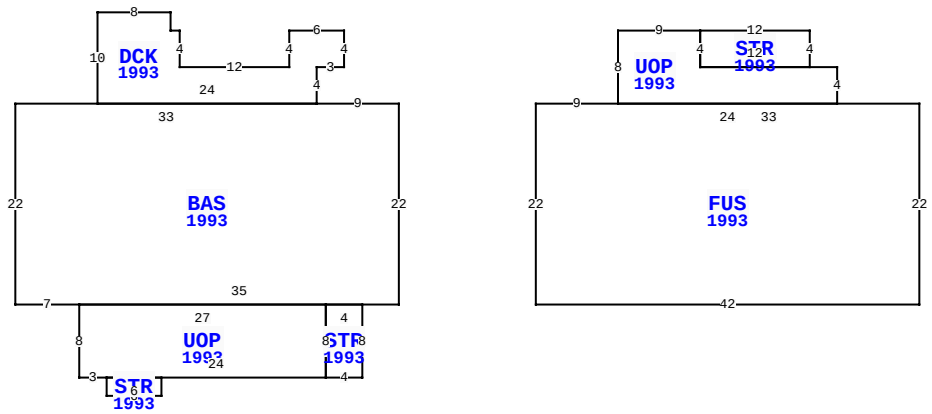
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 60 |
| Exterior Wall | 10 | ABOVE AVG 40 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 4 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1600 | COMMUNITY SHOPPING |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3016.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | 1993 | 924 | 31,866 |
| DCK | 172 | 10 | 1993 | 17 | 586 |
| FUS | 924 | 100 | 1993 | 924 | 31,866 |
| STR | 12 | 10 | 1993 | 1 | 35 |
| STR | 32 | 10 | 1993 | 3 | 103 |
| STR | 48 | 10 | 1993 | 5 | 173 |
| UOP | 132 | 20 | 1993 | 26 | 897 |
| UOP | 216 | 20 | 1993 | 43 | 1,483 |
| TOTALS | 2,460 | | | 1,943 | 67,008 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 1,943 | 90.9090 | 127.73 | 248,179 | 1986 | 1986 | 0 | 0 | 20 | 53.00 | 27.00 |

4 OFFICE – 0% - 0 Heated Area: 1848 HX Base Yr




4828 FIRST COAST HWY, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/09/2024 | KW | LGL DATE | |
| XF DATE | 12/09/2024 | KW | LAND DATE | 04/21/2025 DC |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 4 of 6 8

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 621,626 |
| TOTAL MARKET OB/XF VALUE | 58,345 |
| TOTAL LAND VALUE - MARKET | 2,063,690 |
| TOTAL MARKET VALUE | 2,743,661 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,743,661 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,743,661 |
| TOTAL JUST VALUE | 2,743,661 |
| NCON VALUE | 124,416 |
| INCOME VALUE | 21,233,736 |
| PREVIOUS YEAR MKT VALUE | 2,418,589 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5583 | REMODEL | 1,000 | 12/15/1988 |
| 5301 | ADDITION | 15,120 | 11/16/1988 |
| BP 4278 | N/A | 139,304 | 07/31/1987 |
| 4278 | NEW CONSTR | 139,304 | 07/31/1987 |
| 3559 | NEW CONSTR | 4,000 | 08/14/1986 |
| 3040 | NEW CONSTR | 45,906 | 04/02/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2525/1200 | 12/29/2021 | WD | Q | I | 01 | 2,250,000 |
| GRANTOR: PALMETTO WALK 1 INC | | | | | | |
| GRANTEE: PALMETTO WALK AMELI | | | | | | |
| 2346/1688 | 3/13/2020 | WD | U | I | 11 | 100 |
| GRANTOR: TENNILLE WILSON R | | | | | | |
| GRANTEE: PALMETTO WALK 1 INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W9 DCK=[YR=1993] N4 E3 N4 W6 S4 W12 N4 W1 N2 W8 S10 E24$ W33 S22 E7 UOP=[YR=1993] S8 E3 STR=[YR=1993] S2 E6 N2 W6$ E24 STR=[YR=1993] E4 N8 W4 S8$ N8 W27$ E35 N22$ PTR= E15 FUS=[YR=1993] E9 UOP=[YR=1993] N8 E9 STR=[YR=1993] E12 S4 W12 N4$ S4 E15 S4 W24$ E33 S22 W42 N22$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 31 | 1242 | WD DECK A | 0 | 0 | 16 | 5 | 80.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 160 | |
| 32 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 472.00 | SF | 6.50 | 6.50 | 100 | 2010 | 2010 | 3 | 90 | 2,761 | |
| 33 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 4.00 | UT | 400.00 | 400.00 | 100 | 1990 | 1990 | 3 | 20 | 320 | |
| 34 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 8.00 | LF | 20.00 | 20.00 | 100 | 2000 | 2000 | 3 | 20 | 32 | |
| 35 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 1.00 | UT | 450.00 | 450.00 | 100 | 2000 | 2000 | 3 | 48 | 216 | |
| 36 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 763.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 94 | 7,172 | |
| 37 | 0381 | COOLER | 0 | 0 | 12 | 8 | 96.00 | SF | 82.50 | 82.50 | 100 | 2014 | 2014 | 3 | 72 | 5,702 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,363

| 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 12/09/2024 BY KW Total Acres: 4.23 Total Land Value: 2,063,690 Market: 0 Agricultural: 0 Common: 2,063,690 PRINTED 07/30/2025 BY SYS

PT LOTS 3,6 & CLOSED RD LYING
BETWEEN LOTS 3 & 6
IN OR 2525/1200 BEING

PALMETTO WALK AMELIA LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0760-0003-0030**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 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 | 06 | ENG CENTRL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Fixtures | | 0 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 19 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

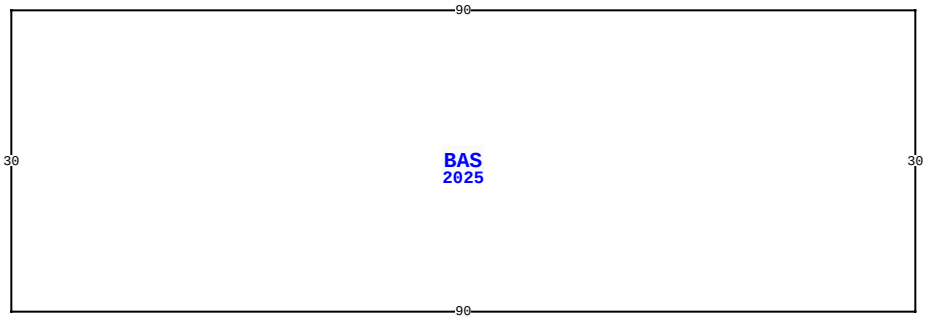
DOR CODE 1600 COMMUNITY SHOPPING
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3016.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,700 | 100 | 2025 | 2,700 | 124,416 |
| TOTALS | 2,700 | | | 2,700 | 124,416 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 06 | 2,700 | 100.7160 | 46.08 | 124,416 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

5 STOR WAREH – 0% - 2025 Heated Area: 2700 HX Base Yr




4828 FIRST COAST HWY, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/09/2024 | KW | LGL DATE | |
| XF DATE | 12/09/2024 | KW | LAND DATE | 04/21/2025 DC |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 5 of 6 8

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 621,626 |
| TOTAL MARKET OB/XF VALUE | 58,345 |
| TOTAL LAND VALUE - MARKET | 2,063,690 |
| TOTAL MARKET VALUE | 2,743,661 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,743,661 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,743,661 |
| TOTAL JUST VALUE | 2,743,661 |
| NCON VALUE | 124,416 |
| INCOME VALUE | 21,233,736 |
| PREVIOUS YEAR MKT VALUE | 2,418,589 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3169 | NEW CONSTR | 45,470 | 02/04/1986 |
| 3041 | NEW CONSTR | 36,200 | 08/18/1985 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2525/1200 | 12/29/2021 | WD | Q | I | 01 | 2,250,000 |
| GRANTOR: PALMETTO WALK 1 INC | | | | | | |
| GRANTEE: PALMETTO WALK AMELI | | | | | | |
| 2346/1688 | 3/13/2020 | WD | U | I | 11 | 100 |
| GRANTOR: TENNILLE WILSON R | | | | | | |
| GRANTEE: PALMETTO WALK 1 INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] E90 S30 W90 N30 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 12/09/2024 BY KW Total Acres: 4.23 Total Land Value: 2,063,690 Market: 0 Agricultural: 0 Common: 2,063,690 PRINTED 07/30/2025 BY SYS

PT LOTS 3,6 & CLOSED RD LYING
BETWEEN LOTS 3 & 6
IN OR 2525/1200 BEING

PALMETTO WALK AMELIA LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0760-0003-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

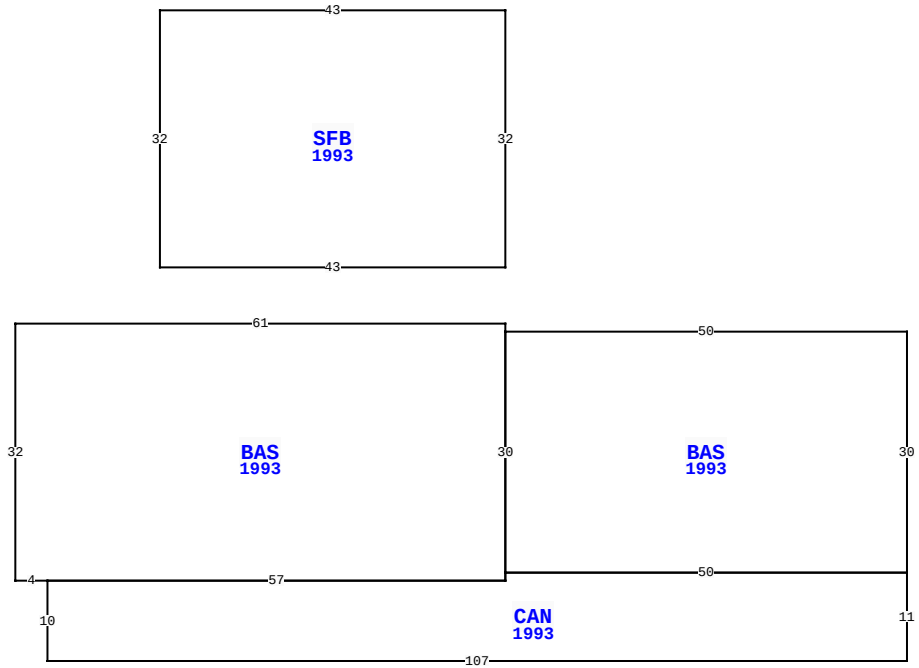
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 06 | BD/BATTEN 30 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 9 100 |
| RMS | | 4 100 |
| Stories | 2. | 2. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1600 | COMMUNITY SHOPPING |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3016.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,500 | 100 | 1993 | 1,500 | 9,543 |
| BAS | 1,952 | 100 | 1993 | 1,952 | 12,419 |
| CAN | 1,120 | 30 | 1993 | 336 | 2,138 |
| SFB | 1,376 | 80 | 1993 | 1,101 | 7,005 |
| TOTALS | 5,948 | | | 4,889 | 31,104 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 06 | 4,889 | 69.5250 | 31.81 | 155,519 | 1980 | 1980 | 0 | 0 | 0 | 80.00 | 20.00 |

6 STOR WAREH – 0% - 0 Heated Area: 4553 HX Base Yr




4828 FIRST COAST HWY, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/09/2024 | KW | LGL DATE | |
| XF DATE | 12/09/2024 | KW | LAND DATE | 04/21/2025 DC |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 621,626 |
| TOTAL MARKET OB/XF VALUE | 58,345 |
| TOTAL LAND VALUE - MARKET | 2,063,690 |
| TOTAL MARKET VALUE | 2,743,661 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,743,661 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,743,661 |
| TOTAL JUST VALUE | 2,743,661 |
| NCON VALUE | 124,416 |
| INCOME VALUE | 21,233,736 |
| PREVIOUS YEAR MKT VALUE | 2,418,589 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2525/1200 | 12/29/2021 | WD | Q | I | 01 | 2,250,000 |
| GRANTOR: PALMETTO WALK 1 INC | | | | | | |
| GRANTEE: PALMETTO WALK AMELI | | | | | | |
| 2346/1688 | 3/13/2020 | WD | U | I | 11 | 100 |
| GRANTOR: TENNILLE WILSON R | | | | | | |
| GRANTEE: PALMETTO WALK 1 INC | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING DIMENSIONS

```
BAS=[YR=1993;ORIG=-50,-1] W61 S32 E4 E57 N1 N30 N1 $
SFB=[YR=1993;LABEL=above bas;ORIG=-93,-40] E43 S32 W43 N32 $
CAN=[YR=1993;ORIG=-107,31] S10 E107 N11 W50 S1 W57 $
PTR=[ORIG=0,0] E15 W15 $
BAS=[YR=1993;ORIG=-50,0] E50 S30 W50 N30 $
.
```

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 12/09/2024 BY KW Total Acres: 4.23 Total Land Value: 2,063,690 Market: 0 Agricultural: 0 Common: 2,063,690 PRINTED 07/30/2025 BY SYS