

PT OF LOT 3
IN OR 2525/1200 BEING
PARCEL 1

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

2025

00-00-30-0760-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 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	8	100
RMS	3	100
Stories	1.	1. 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	1,028	100	1993	1,028	55,564
CAN	4	30	1994	1	54
CAN	24	30	1994	7	379
CAN	204	30	2025	61	3,297
CAN	288	30	2025	86	4,649
TOTALS	1,548			1,183	63,941

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
1	0803	ASPHALT C	0	0	0	0		10,242.00	SF 2.00	2.00	1	1986	1986	3	20	4,097
2	0855	CONC PAVER	0	0	0	0		256.00	SF 10.00	10.00	1	2000	2000	3	1	26
3	0810	CONCRETE A	0	0	0	0		395.00	SF 6.50	6.50	1	2000	2000	3	1	26
4	1242	WD DECK A	0	0	0	0		62.00	SF 10.00	10.00	1	2000	2000	3	1	6
5	0855	CONC PAVER	0	0	9	4		36.00	SF 10.00	10.00	1	2000	2000	3	1	4
6	0446	BOX FNC 6'	0	0	0	0		12.00	LF 20.00	20.00	1	1986	1986	3	1	2
7	0810	CONCRETE A	0	0	0	0		420.00	SF 6.50	6.50	1	2000	2000	3	1	27

LAND DESCRIPTION			TOTAL OB/XF 4,188													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	001600	C	SH CTR COM	0		CG	200.00	210.00	41,817.00	SF		1.00	1.00	1.00	14.00	14.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1	RETAILSTOR	- 0%	- 0										
Heated Area: 1028 HX Base Yr													
4856 FIRST COAST HWY, FERNANDINA BEACH													
BLD DATE 12/09/2024 KW LGL DATE 04/22/2025 DC XF DATE 12/09/2024 KW LAND DATE INC DATE AG DATE													

NASSAU COUNTY PROPERTY				PAGE 1 of 3	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				300	
TOTAL MARKET OB/XF VALUE				4,188	
TOTAL LAND VALUE - MARKET				585,438	
TOTAL MARKET VALUE				589,926	
SOH/AGL Deduction				10,006	
ASSESSED VALUE				579,920	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				579,920	
TOTAL JUST VALUE				589,926	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				527,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012548	NEW COVERD PORCHE	65,000	09/28/2023

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 I 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;ORIG=0,0] W5 W15 S1 W4 N1 W15 W5 S24 E4 E12 N2 E12 S2 E12 E4 N24 \$																
CAN=[YR=1994;ORIG=-16,24] N2 W12 S2 E12 \$																
CAN=[YR=1994;ORIG=-20,0] W4 S1 E4 N1 \$																
CAN=[YR=2025;ORIG=-39,0] E15 E4 E15 N6 W34 S6 \$																
CAN=[YR=2025;ORIG=-40,24] E12 E12 E12 S8 W36 N8 \$																

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