

PT OF LOTS 7 10 11 14 & 15
IN OR 2243/1555
(EX ESMT IN OR 956/1699)

JHH AMELIA MARKET LLC/
C/O CORO REALTY ADVISORS, ATTN: JOHN W LUNDEEN III
ATLANTA, GA 30327

2025

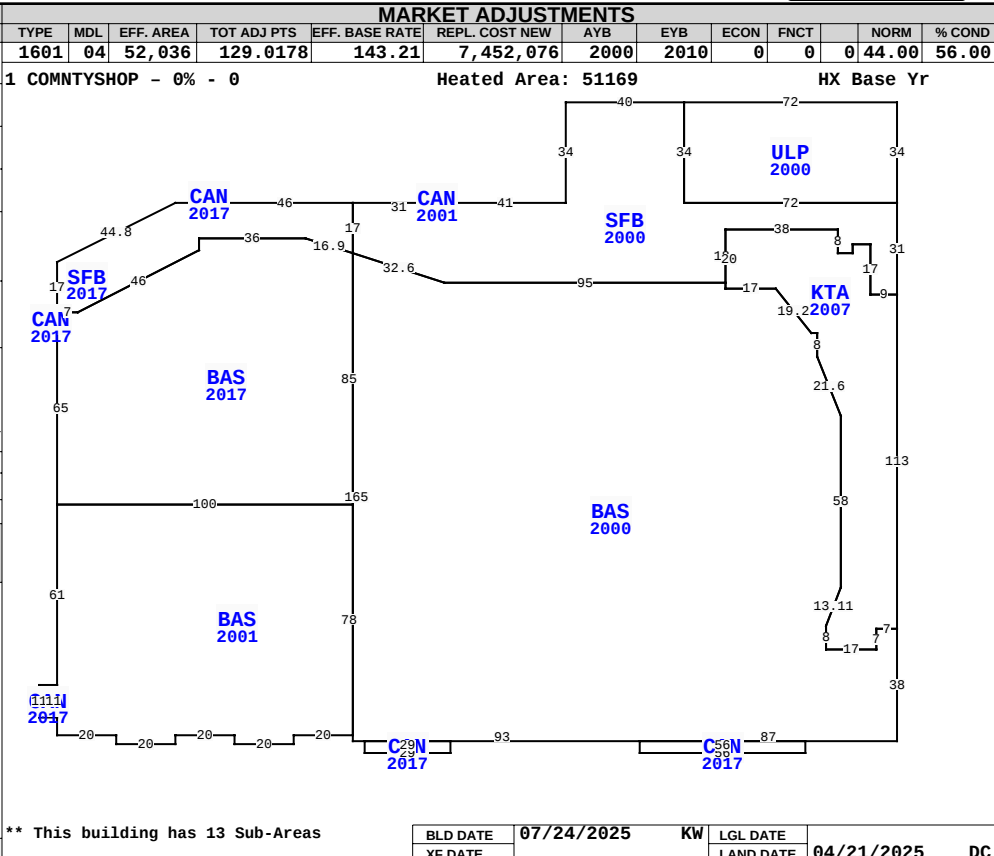
00-00-30-0760-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floor	15	HARDTILE 90
Interior Floor	03	CONC FINSH 10
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		42 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	15	. 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	25,834	100	2000	25,834	071,825
BAS	7,920	100	2001	7,920	635,165
BAS	8,191	100	2017	8,191	656,898
CAN	15	30	2001	4	321
CAN	20	30	2017	6	481
CAN	20	30	2017	6	481
CAN	66	30	2017	20	1,604
CAN	116	30	2017	35	2,807
CAN	224	30	2017	67	5,373
KTA	3,618	110	2007	3,980	319,187
TOTALS	55,479			52,036	173,163



4800 FIRST COAST HWY, FERNANDINA BEACH

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	179,186.00	SF	2.00	2.00	100	2000	2000	3	50	179,186	
2	0400	CONC CURB	0	0	0	0	6,741.00	LF	15.00	15.00	100	2000	2000	3	83	83,925	
3	0812	CONCRETE C	2	0	0	0	1,820.00	SF	4.00	4.00	100	2000	2000	3	77	5,606	
4	0811	CONCRETE B	1	0	0	0	614.00	SF	5.20	5.20	100	2000	2000	3	77	2,458	
5	0812	CONCRETE C	1	0	0	0	2,402.00	SF	4.00	4.00	100	2017	2017	3	96	9,224	
6	0819	CONC 12"	0	0	34	11	374.00	SF	9.50	9.50	100	2017	2017	3	96	3,411	
7	0810	CONCRETE A	0	0	24	12	288.00	SF	6.50	6.50	100	2000	2000	3	77	1,441	
8	0972	ST LGHT UN	0	0	0	0	30.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	36,432	
9	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	2000	2000	3	83	228	
10	0810	CONCRETE A	0	0	14	13	182.00	SF	6.50	6.50	100	2000	2000	3	77	911	

LAND DESCRIPTION										TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	001600	C	SH CTR COM	0	0006	CG	0.00	0.00	378,100.00	SF		1.00	1.00	1.00	8.25	8.25	3,119,325		

NASSAU COUNTY PROPERTY				PAGE 1 of 6	8
VALUATION SUMMARY				DIRECT_CAP	
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE				7,409,648	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				7,409,648	
SOH/AGL Deduction				0	
ASSESSED VALUE				7,409,648	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				7,409,648	
TOTAL JUST VALUE				7,409,648	
NCON VALUE				0	
INCOME VALUE				7,409,648	
PREVIOUS YEAR MKT VALUE				7,409,648	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014126	MINOR INT UPDATES	601,439	12/26/2024
21011615	BLD OUT - SUITE 2	92,058	09/01/2021
21000264	BLD OUT-SHOE VISI	300	01/15/2021
20002016	BUILD OUT-SUITE A	79,279	04/16/2020
19007802	BUILD OUT-J MCLAU	79,279	09/30/2019
19003868	BUILD OUT - BANTA	163,278	06/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2243/1555	12/13/2018	QC	U	I	11	100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						
2243/1549	12/13/2018	SW	Q	I	03	2,557,100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						

BUILDING NOTES									
BUILDING DIMENSIONS									
ULP=[YR=2000] W72 SFB=[YR=2000] W40 S34 W41 CAN=[YR=2001] N3 W5 S3 E5\$ W31 SFB=[YR=2017] W46 CAN=[YR=2017] N4 W5 S4 E5\$ W14 L40 D20 S17 CAN=[YR=2017] W4 S5 E4 N5\$ BAS=[YR=2017] S65 BAS=[YR=2001] S61 CAN=[YR=2017] W6 S11 E6 N11\$ S17 E20 S3 E20 N3 E20 S3 E20 N3 E20 N78 W100\$ E100 N85 L16 U5 W36 S4 L41 D21 W7\$ E7 R41 U21 N4 E36 D5 R16 N17\$ S17 BAS=[YR=2000] S165 E4 CAN=[YR=2017] S4 E29 N4 W29\$ E93 CAN=[YR=2017] S4 E56 N4 W56\$ E87 N38 KTA=[YR=2007] N113 W9 N17 W6 S3 W5 N8 W38 S20 E17 D15 R12 E2 S8 D20 R8 S58 D13 L5 S8 E17 N7 E7\$ W7 S7 W17 N8 U13 R5 N58 U20 L8 N8 W2 U15 L12 W17 N2 W95 U10 L31 \$ R31 D10 E95 N18 E38 S8 E5 N3 E6 S17 E9 N31 W72 N34\$ S34 E72 N34\$.									

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[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 6																																							
ELEMENT	CD																			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	15	CONC BLOCK 90																		1601	04	3,484	152.8476	169.66	591,095	2000	2010		0	0	44.00	56.00	VALUATION BY																										
Exterior Wall	17	CB STUCCO 10																		3 COMNTYSHOP - 0% - 0										Heated Area: 3460										HX Base Yr										Tax Dist:									
Roof Structure	10	STEEL FRME 100																																						Tax Group: 8										7,409,648									
Roof Cover	04	BUILT-UP 100																																						BUILDING MARKET VALUE										0									
Interior Wall	05	DRYWALL 90																																						TOTAL MARKET OB/XF VALUE										0									
Interior Wall	08	DECORATIVE 10																																						TOTAL LAND VALUE - MARKET										0									
Interior Floo	13	LVT/LAMNT 100																																						TOTAL MARKET VALUE										7,409,648									
Ceiling	01	FIN.SUSPD 100																																						SOH/AGL Deduction										0									
Air Condition	04	ROOF TOP 100																																						ASSESSED VALUE										7,409,648									
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE										0									
Fixtures		9 100																																						BASE TAXABLE VALUE										7,409,648									
Frame	03	MASONRY 100																																						TOTAL JUST VALUE										7,409,648									
Story Height		18 100																																						NCON VALUE										0									
RMS		8 100																																						INCOME VALUE										7,409,648									
Stories	1.	1. 100																																						PREVIOUS YEAR MKT VALUE										7,409,648									
Units		0 100																																																									
BUD4 Adjustme	15	. 100																																																									
Occupancy	00	NONE 100																																																									
Quality	04	Quality Level 04																																																									
DOR CODE	1600	COMMUNITY SHOPPING																																																									
MAP NUM		MKT AREA																																																									
NEIGHBORHOOD/LOC	3016.00																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	1,140	100	2000	1,140	108,311																																																						
BAS	2,320	100	2000	2,320	220,422																																																						
CAN	80	30	2000	24	2,280																																																						
TOTALS															3,540				3,484	331,013																																							
EXTRA FEATURES															4800 FIRST COAST HWY, FERNANDINA BEACH										BLD DATE 07/24/2025 KW										LGL DATE 04/21/2025 DC																								
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																																											
21	0090	AUTO DOOR	1	0	0	4.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	2,000																																												
22	0090	AUTO DOOR	1	0	0	4.00	UT	2,500.00	2,500.00	100	2017	2017	3	74	7,400																																												
23	0966	FIRE SPRNK	3	0	0	3,460.00	SF	3.00	3.00	100	2000	2000	3	77	7,993																																												
24	0966	FIRE SPRNK	1	0	0	42,769.00	SF	3.00	3.00	100	2000	2000	3	77	98,796																																												
25	0966	FIRE SPRNK	1	0	0	9,801.00	SF	3.00	3.00	100	2017	2017	3	96	28,227																																												
26	0812	CONCRETE C	4	0	0	2,609.00	SF	4.00	4.00	100	2018	2018	3	97	10,123																																												
27	0966	FIRE SPRNK	4	0	0	12,798.00	SF	3.00	3.00	100	2018	2018	3	97	37,242																																												
28	0097	AWNING CN	4	0	0	70.00	SF	65.00	65.00	100	2018	2018	3	84	3,822																																												
29	0446	BOX FNC 6'	4	0	0	21.00	LF	20.00	20.00	100	2018	2018	3	78	328																																												
30	1123	CB 8"	4	0	0	231.00	SF	6.15	6.15	100	2018	2018	3	97	1,378																																												
LAND DESCRIPTION															TOTAL OB/XF										197,309																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																			
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BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	15	CONC BLOCK 50				1601	04	12,989	120.6746	133.95	1,739,877	2018	2018		0	0	16.00	84.00	VALUATION BY		DIRECT_CAP						
Exterior Wall	17	CB STUCCO 50				4 COMNTYSHOP - 0% - 0													Heated Area: 12798		HX Base Yr						
Roof Structur	09	RIDGE FRME 100																	6 S 6								
Roof Cover	04	BUILT-UP 100																	26 S 18								
Interior Wall	05	DRYWALL 90																									
Interior Wall	06	CUST PANEL 10																									
Interior Floo	13	LVT/LAMNT 60																									
Interior Floo	03	CONC FINSH 40																									
Ceiling	04	NONE 100																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Fixtures		56 100																									
Frame	03	MASONRY 100																									
Story Height		16 100																									
RMS		18 100																									
Stories	1.	1. 100																									
Units		0 100																									
Occupancy	00	NONE 100																									
Quality	04	Quality Level 04																									
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	2,062	100	2018	2,062	232,012																						
BAS	1,580	100	2019	1,580	177,778																						
BAS	1,580	100	2019	1,580	177,778																						
BAS	1,580	100	2020	1,580	177,778																						
BAS	2,441	100	2020	2,441	274,656																						
BAS	1,580	100	2021	1,580	177,778																						
BAS	1,975	100	2021	1,975	222,223																						
CAN	576	30	2019	173	19,465																						
FST	36	50	2018	18	2,025																						
TOTALS		13,410			12,989	1,461,497																					
EXTRA FEATURES						4800 FIRST COAST HWY, FERNANDINA BEACH																					
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											
31	0810	CONCRETE A	4	0	11	9			99.00	SF	6.50				6.50	100	2018	2018	3	97	624						
32	4950	BOLLARD	4	0	0	0			4.00	UT	100.00				100.00	100	2018	2018	3	100	400						
33	0446	BOX FNC 6'	0	0	0	0			1,014.00	LF	20.00				20.00	100	2000	2000	3	20	4,056						
34	0463	FENCE GATE	0	0	0	0			1.00	UT	300.00				300.00	100	2000	2000	3	48	144						
35	0920	CWALL-WD/M	0	0	0	0			1,014.00	LF	390.00				390.00	100	2000	2000	3	20	79,092						
36	0446	BOX FNC 6'	0	0	0	0			578.00	LF	20.00				20.00	100	2000	2000	3	20	2,312						
37	0463	FENCE GATE	0	0	0	0			1.00	UT	300.00				300.00	100	2000	2000	3	48	144						
38	0920	CWALL-WD/M	0	0	0	0			578.00	LF	390.00				390.00	100	2000	2000	3	20	45,084						
39	0978	SECURITY LT	0	0	0	0			11.00	UT	450.00				450.00	100	2000	2000	3	48	2,376						
40	0978	SECURITY LT	0	0	0	0			4.00	UT	450.00				450.00	100	2017	2017	3	90	1,620						
LAND DESCRIPTION						TOTAL OB/XF														135,852							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

[illegible]

JHH AMELIA MARKET LLC/
C/O CORO REALTY ADVISORS, ATTN: JOHN W LUNDEEN III
ATLANTA, GA 30327

00-00-30-0760-0007-0010

REVIEW DATE 07/24/2025 BY KW Total Acres: 8.68 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS