S-2 OF LOTS 7 & 10
IN OR 2666/246
CVNTS & RSTCTIONS OR 893/1139

JHH AMELIA MARKET LLC
3715 NORTHSIDE PKWY, BLDG 400 STE 100
ATLANTA, GA 30327

2025

00-00-30-0760-0007-0020

BUILDING CHARACTERISTICS

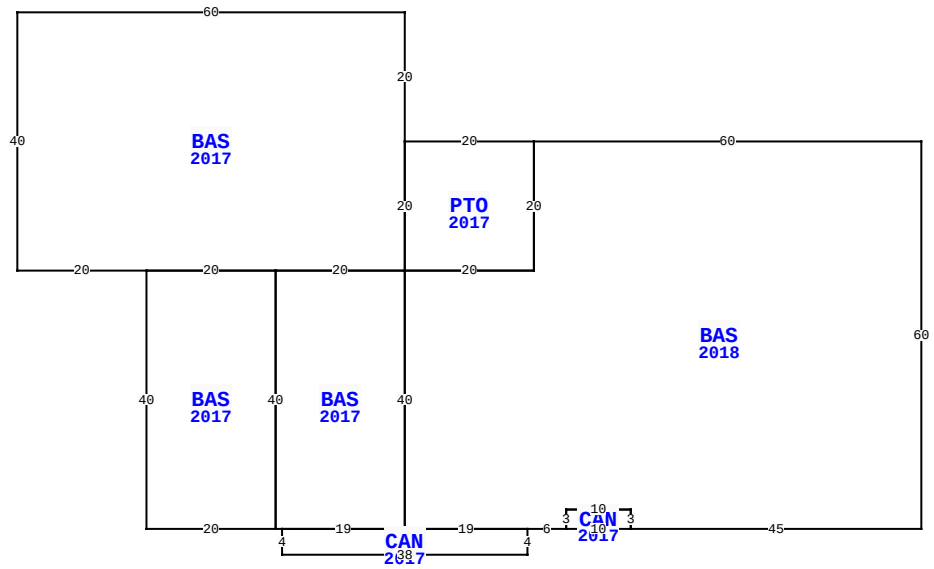
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	03	CONC FINSH 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		29 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		12 100
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	800	100	2017	800	99,406
BAS	800	100	2017	800	99,406
BAS	2,400	100	2017	2,400	298,218
BAS	4,370	100	2018	4,370	543,005
CAN	30	30	2017	9	1,118
CAN	152	30	2017	46	5,716
PTO	400	5	2017	20	2,485
TOTALS	8,952			8,445	1,049,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	8,445	127.8595	133.61	1,128,336	2017	2017	0	0	0	7.00	93.00

2 NBHD SHOP - 0% - 2024 Heated Area: 8370 HX Base Yr



4810 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	10/17/2024	KW	LGL DATE	
XF DATE	10/17/2024	KW	LAND DATE	04/21/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	2,589,408
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,589,408
SOH/AGL Deduction	0
ASSESSED VALUE	2,589,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,589,408
TOTAL JUST VALUE	2,589,408
NCON VALUE	0
INCOME VALUE	2,589,408
PREVIOUS YEAR MKT VALUE	2,589,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SA240008186	SIGN FOR LOLA INT	4,850	07/12/2024
23000126	REPAIR/RRF	165,000	01/06/2023
18004929	BUILD OUT- SUITE	118,586	07/03/2018
17010090	BUILD OUT-SUITES	680,490	11/14/2017
17003192	BUILD OUT-SUITE 4	129,528	06/05/2017
17003177	BUILD OUT-SUITE 1	238,890	04/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/246	9/11/2023	SW	Q	I	01	3,200,000
GRANTOR: CAMBRIDGE SOUTH III L						
GRANTEE: JHH AMELIA MARKET L						
2000/1609	9/01/2015	SW	Q	V	01	470,000
GRANTOR: SOUTHEASTERN BANK						
GRANTEE: CAMBRIDGE SOUTH III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W60 S20 W20 S40 E19 E6 N3 E10 S3 E45 N60 $
BAS=[YR=2017;ORIG=-80,0] N20 W60 S40 E20 E20 E20 N20 $
BAS=[YR=2017;ORIG=-120,20] S40 E20 N40 W20 $
BAS=[YR=2017;ORIG=-100,60] E1 E19 N40 W20 S40 $
PTO=[YR=2017;ORIG=-60,0] W20 S20 E20 N20 $
CAN=[YR=2017;ORIG=-99,60] S4 E38 N4 W19 W19 $
CAN=[YR=2017;ORIG=-55,60] E10 N3 W10 S3 $
.

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	0803	ASPHALT C	0	0	0	0	20,859.00	SF	2.00	2.00	100	2017	2017	3	78	32,540	
2	0402	CONC BUMPE	0	0	0	0	61.00	UT	25.00	25.00	100	2017	2017	3	97	1,479	
3	0400	CONC CURB	0	0	0	0	58.00	LF	15.00	15.00	100	2017	2017	3	97	844	
4	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2017	2017	3	90	13,662	
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2017	2017	3	90	450	
6	0855	CONC PAVER	0	0	0	0	2,429.00	SF	10.00	10.00	100	2017	2017	3	96	23,318	
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2017	2017	3	90	675	
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2017	2017	3	100	600	
9	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2017	2017	3	90	810	
10	0855	CONC PAVER	0	0	0	0	729.00	SF	10.00	10.00	100	2017	2017	3	96	6,998	

TOTAL OB/XF 81,376

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	58,598.00	SF		1.00	1.00	1.00	16.00	16.00	937,568							

REVIEW DATE 10/17/2024 BY KW Total Acres: 1.35 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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CVNTS & RSTCTIONS OR 893/1139

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE	2,589,408
NCON VALUE	0
INCOME VALUE	2,589,408
PREVIOUS YEAR MKT VALUE	2,589,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001134	BLD OUT- SUITE 3	46,155	02/14/2017
B1632776	CONSTRUCTION (SHE	866,460	08/02/2016
B1632776	NEW CONSTR	866,460	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CAMBRIDGE SOUTH III L						
GRANTEE: JHH AMELIA MARKET L						
2000/1609	9/01/2015	SW	Q	V	01	470,000
GRANTOR: SOUTHEASTERN BANK						
GRANTEE: CAMBRIDGE SOUTH III						

BLD DATE	10/17/2024	KW	LGL DATE	
XF DATE	10/17/2024	KW	LAND DATE	04/21/2025 DC
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	8,736.00	SF	10.00	10.00	100	2017	2017	3	96	83,866	
12	0649	LIGHTS-GD	0	0	0	0	11.00	SF	337.50	337.50	100	2017	2017	3	74	2,747	
13	0462	ST/AL FNC	0	0	247	4	988.00	SF	10.00	10.00	100	2017	2017	3	81	8,003	
14	0097	AWNING CN	0	0	0	0	101.00	SF	65.00	65.00	100	2017	2017	3	81	5,318	
15	0142	BAR TOP A	0	0	0	0	34.00	LF	165.00	165.00	100	2018	2018	3	78	4,376	
16	0381	COOLER	0	0	8	7	56.00	SF	82.50	82.50	100	2018	2018	3	90	4,158	
17	0383	FREEZER	0	0	5	7	35.00	SF	105.00	105.00	100	2018	2018	3	90	3,308	
18	0381	COOLER	0	0	6	6	36.00	SF	82.50	82.50	100	2018	2018	3	90	2,673	
19	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2018	2018	3	78	312	
20	0446	BOX FNC 6'	0	0	0	0	75.00	LF	20.00	20.00	100	2018	2018	3	78	1,170	

TOTAL OB/XF 115,931

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 10/17/2024 BY KW Total Acres: 1.35 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS