PT LOTS 4,5 & PT OF ABND R/W
IN OR 1790/1059 (EX PT IN
OR 1756/99 & EX CNSVTN ESMT'S

JEROME PROPERTIES 1699 LLC/
C/O KIMBERLY D SMITH, 121 BARBELLA CIR
ST AUGUSTINE, FL 32095

2025

00-00-30-0800-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

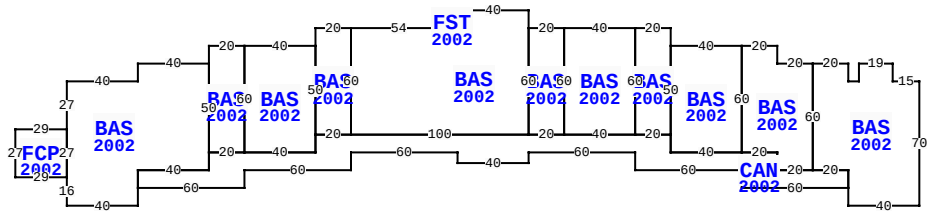
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 90
Roof Cover	08	CLAY TILE 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		109 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		109 100
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 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2002	1,200	99,141
BAS	1,200	100	2002	1,200	99,141
BAS	1,200	100	2002	1,200	99,141
BAS	1,200	100	2002	1,200	99,141
BAS	2,400	100	2002	2,400	198,282
BAS	2,400	100	2002	2,400	198,282
BAS	2,400	100	2002	2,400	198,282
BAS	2,400	100	2002	2,400	198,282
BAS	4,190	100	2002	4,190	346,168
BAS	5,200	100	2002	5,200	429,612
TOTALS	36,049			31,955	2,640,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	31,955	101.3574	105.92	3,384,674	2002	2002	0	0	0	22.00	78.00

1 NBHD SHOP - 0% - 0 Heated Area: 30190 HX Base Yr



** This building has 14 Sub-Areas

1699 S 14TH ST, FERNANDINA BEACH

BLD DATE	03/03/2025 KW	LGL DATE	
XF DATE	03/03/2025 KW	LAND DATE	04/16/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,586,788
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,495,660
SOH/AGL Deduction	1,132,914
ASSESSED VALUE	2,362,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,362,746
TOTAL JUST VALUE	3,495,660
NCON VALUE	0
INCOME VALUE	3,495,660
PREVIOUS YEAR MKT VALUE	2,147,951

AMELIA CROSSING SHOPPING CENTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220294	REMODEL	200,000	08/30/2022
20210211	REMODEL-SUITE 7	26,000	12/09/2021
20200090	REMODEL-SUITE 16	7,333	10/16/2020
20200023	REMODEL-SUITE 21	58,000	03/20/2020
20190105	REMODEL-ALLSTATE	30,413	12/03/2019
20190008	REMODEL-ST VINCEN	716,000	03/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1790/1059	4/27/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: JEROME PROPERTIES 1						
1366/1743	11/08/2005	MS	Q	I	02	100
GRANTOR: AMELIA CROSSING LLC						
GRANTEE: AMELIA CROSSING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;LABEL=suites:8-11;ORIG=-220,-30] N10 W40 S4 S6 W6 W54 S60 E100 N60 $
BAS=[YR=2002;LABEL=suites:1-3;ORIG=-400,-10] W40 S10 W40 S27 S27 S16 E40 N10 N10 E40 N10 N50 $
CAN=[YR=2002;ORIG=-440,60] E60 N10 E60 N10 E60 S6 E40 N6 E60 S10 E60 S10 E60 N10 W20 W20 N10 W20 W40 N10 W20 W40 W20 W100 W20 S10 W40 W20 S10 W40 S10 $
BAS=[YR=2002;LABEL=suites:20-21;ORIG=0,0] W15 N10 W19 S10 W6 N10 W20 S60 E20 S10 S10 E40 N70 $
BAS=[YR=2002;LABEL=suites: 18-19;ORIG=-60,-10] W20 N10 W20 S60 E20 S10 E20 N60 $
BAS=[YR=2002;LABEL=suites:16-17;ORIG=-100,-20] W40 S50 S10

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	0966	FIRE SPRNK	0	0	0	0	30,200.00	SF	3.00	3.00	100	2002	2002	3	80	72,480	
2	0400	CONC CURB	0	0	0	0	2,230.00	LF	15.00	15.00	100	2002	2002	3	85	28,433	
3	0402	CONC BUMPE	0	0	0	0	130.00	UT	25.00	25.00	100	2003	2003	3	86	2,795	
4	0424	CL FNC 6'	0	0	0	0	118.00	LF	23.00	23.00	100	2003	2003	3	58	1,574	
6	0803	ASPHALT C	0	0	0	0	66,265.00	SF	2.00	2.00	100	2002	2002	3	50	66,265	
7	0801	ASPHALT A	0	0	13	38	494.00	SF	3.00	3.00	100	2002	2002	3	50	741	
8	0812	CONCRETE C	0	0	0	0	4,035.00	SF	4.00	4.00	100	2002	2002	3	80	12,912	
9	0811	CONCRETE B	0	0	20	41	820.00	SF	5.20	5.20	100	2002	2002	3	80	3,411	
10	0812	CONCRETE C	0	0	0	0	3,358.00	SF	4.00	4.00	100	2002	2002	3	80	10,746	
11	0972	ST LGHT UN	0	0	0	0	7.00	UT	3,289.00	3,289.00	100	2002	2002	3	55	12,663	

TOTAL OB/XF 212,020

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	0003	C-2	0.00	0.00	151,153.00	SF		1.00	1.00	0.60	15.00	9.00	1,360,377							
2	009606	C	CONSERVATION	0		C-2	0.00	0.00	1.70	AC		1.00	1.00	1.00	100.00	100.00	170							

REVIEW DATE 03/03/2025 BY KW Total Acres: 5.17 Total Land Value: 908,872 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT LOTS 4,5 & PT OF ABND R/W
IN OR 1790/1059 (EX PT IN
OR 1756/99 & EX CNSVTN ESMT'S

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

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

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INCOME VALUE	3,495,660
PREVIOUS YEAR MKT VALUE	2,147,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172872	REMODEL	20,000	09/21/2017
20160769	SIGN HEARING AID	5,480	03/21/2016
20151566	REMODEL	525,000	02/17/2016
20151964	REMODEL	51,420	08/25/2015
20151840	SIGNS	5,030	08/10/2015
20151604	REMODEL & DEMO	81,840	07/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1790/1059	4/27/2012	CT	U	I	18	100
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GRANTEE: JEROME PROPERTIES 1						
1366/1743	11/08/2005	MS	Q	I	02	100
GRANTOR: AMELIA CROSSING LLC						
GRANTEE: AMELIA CROSSING LLC						

BLD DATE	03/03/2025	KW	LGL DATE	
XF DATE	03/03/2025	KW	LAND DATE	04/16/2025 DC
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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
12	0975	ST LT/ARM	0	0	0	0	7.00	UT	500.00	500.00	100	2002	2002	3	55	1,925	
13	0978	SECURTY LT	0	0	0	0	15.00	UT	450.00	450.00	100	2003	2003	3	58	3,915	
14	0400	CONC CURB	0	0	0	0	160.00	LF	15.00	15.00	100	2005	2005	3	88	2,112	
15	0802	ASPHALT B	0	0	20	30	600.00	SF	2.40	2.40	100	2005	2005	3	54	778	
16	0812	CONCRETE C	0	0	0	0	1,595.00	SF	4.00	4.00	100	2005	2005	3	84	5,359	
17	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	2005	2005	3	100	1,200	
18	0424	CL FNC 6'	0	0	0	0	42.00	LF	20.00	20.00	100	2005	2005	3	64	538	
19	0810	CONCRETE A	0	0	19	13	247.00	SF	6.50	6.50	100	2005	2005	3	84	1,349	

TOTAL OB/XF 17,176

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 03/03/2025 BY KW Total Acres: 5.17 Total Land Value: 908,872 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS