

PARK PLACE OF AMELIA INC/
C/O CHAPLIN PROPERTY MGMT, PO BOX 15045
FERNANDINA BEACH, FL 32035

00-00-30-0820-0005-0020

LAND DESCRIPTION										TOTAL OB/XF										79,316									
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					
1	001700	C	1STORY OFF	0	0006	CN	0.00	0.00	75,040.00	SF		1.00	1.00	1.00	6.50	6.50	487,760												

PT OF LOTS 5 & 6
IN OR 809/1417
ESMT IN OR 820/1565

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2025

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BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	24 CORG METAL 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	29 100
Frame	05 STEEL 100
Story Height	12 100
RMS	16 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

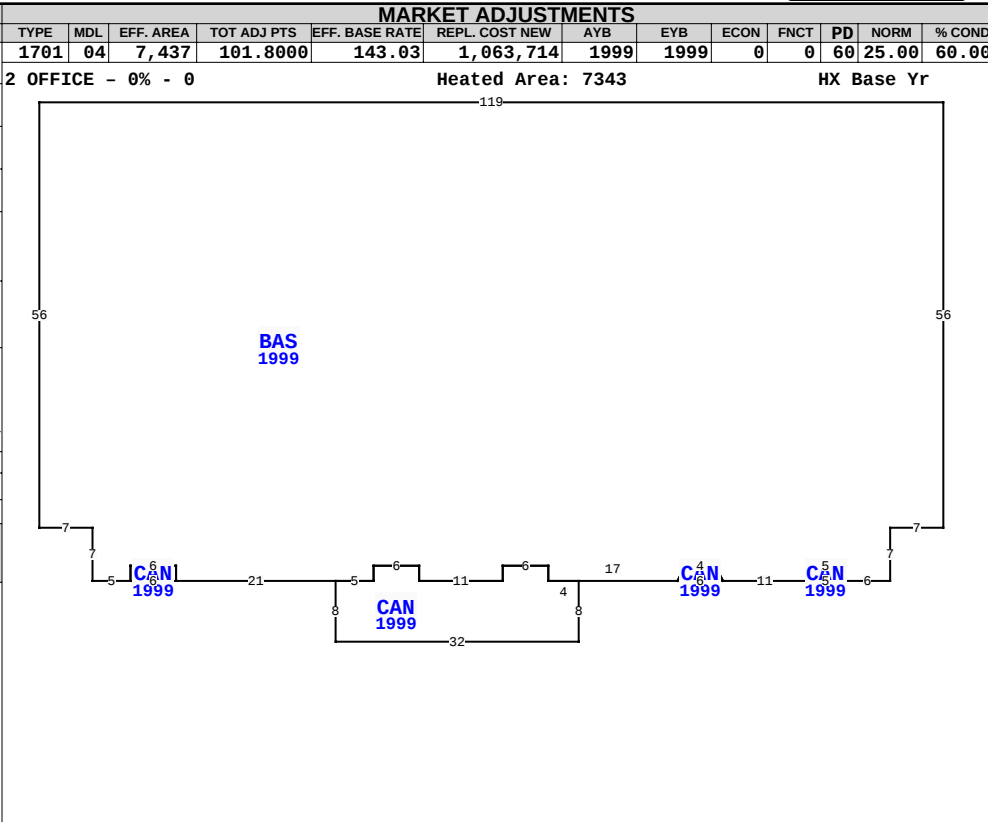
Quality	03	Quality Level 03	
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,343	100	1999	7,343	630,161
CAN	10	30	1999	3	257
CAN	10	30	1999	3	257
CAN	12	30	1999	4	343
CAN	280	30	1999	84	7,209

TOTALS	7,655			7,437	638,228
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
12	0825	BRICK	0	0	0	0	2,654.00	SF	12.50
13	0381	COOLER	0	0	10	7	70.00	SF	82.50
14	0383	FREEZER	0	0	10	7	70.00	SF	105.00
15	0964	HALON SYST	0	0	4	6	24.00	SF	50.00
16	0472	VF 2 RAIL	0	0	0	0	266.00	LF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS



BLD DATE	03/25/2019	KK	LGL DATE	
XF DATE			LAND DATE	03/25/2019
INC DATE			AG DATE	KK

5472 FIRST COAST HWY, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2.00	UT	300.00	300.00	100	1999	1999	3	45	270	
2,654.00	SF	12.50	12.50	100	1999	1999	3	93	30,853	
70.00	SF	82.50	82.50	100	1999	1999	3	42	2,426	
70.00	SF	105.00	105.00	100	1999	1999	3	42	3,087	
24.00	SF	50.00	50.00	100	1999	1999	3	75	900	
266.00	LF	15.00	15.00	100	2001	2001	3	52	2,075	

TOTAL OB/XF									
39,611									

NASSAU COUNTY PROPERTY		PAGE 2 of 3	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1, 575, 337	
TOTAL MARKET OB/XF VALUE		118, 927	
TOTAL LAND VALUE - MARKET		487, 760	
TOTAL MARKET VALUE		2, 182, 024	
SOH/AGL Deduction		70, 313	
ASSESSED VALUE		2, 111, 711	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2, 111, 711	
TOTAL JUST VALUE		2, 182, 024	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2, 198, 132	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01533	GAS	500	05/01/2010
C18772	CO ISSUED	0	11/01/2006
B18772	OTHER	38,900	11/01/2006
P11680	OTHER	0	11/01/2006
C18067	CO ISSUED	0	01/01/2006
B18067	ADDITION	0	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0809/1417	10/15/1997	WD	Q	V	
GRANTOR: R & R PARTNERSHIP					215,000
GRANTEE: PARK PLACE OF AMELI					
0687/1735	9/07/1993	WD	U	V	19
GRANTOR: HENNING & LORICK					
GRANTEE: R&R PARTNERSHIP					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1999] W119 S56 E7 S7 E5 CAN=[YR=1999] E6 N2 W6 S2\$ N2 E6 S2 E21 CAN=[YR=1999] S8 E32 N8 W4 N2 W6 S2 W11 N2 W6 S2 W5\$ E5 N2 E6 S2 E11 N2 E6 S2 E17 CAN=[YR=1999] E6 U2 L1 W4 D2 L1 \$ U2 R1 E4 D2 R1 E11 CAN=[YR=1999] E5 N2 W5 S2\$ N2 E5 S2 E6 N7 E7 N56\$.					

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VALUATION SUMMARY						PAGE 3 of 3		8	
VALUATION BY								STANDARD	
Tax Group: 8				Tax Dist:					
BUILDING MARKET VALUE								1,575,337	
TOTAL MARKET OB/XF VALUE								118,927	
TOTAL LAND VALUE - MARKET								487,760	
TOTAL MARKET VALUE								2,182,024	
SOH/AGL Deduction								70,313	
ASSESSED VALUE								2,111,711	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								2,111,711	
TOTAL JUST VALUE								2,182,024	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								2,198,132	
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
E995703		REMODEL			2,700		03/01/1999		
M993628		H/AC			2,000		03/01/1999		
P993351		NEW CONSTR			2,000		03/01/1999		
B9905706		REMODEL			6,000		01/01/1999		
B9804940		NEW CONSTR			338,600		05/01/1998		
B9804941		NEW CONSTR			365,535		05/01/1998		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0809/1417		10/15/1997		WD	Q	V		215,000	
GRANTOR: R & R PARTNERSHIP									
GRANTEE: PARK PLACE OF AMELI									
0687/1735		9/07/1993		WD	U	V	19	100	
GRANTOR: HENNING & LORICK									
GRANTEE: R&R PARTNERSHIP									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999] W2 CAN=[YR=1999] N1 W10 S1 E10\$ W12 S4 W36 S80 E31 CAN=[YR=1999] E19 N10 W5 S5 W14 S5\$ N5 E14 N5 E5 N74\$.									
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
Common: 487,760 PRINTED 07/30/2025 BY SYS									