

**AMELIA ISLAND HOLDINGS LLC/
11455 SW 40 STREET #173
MIAMI, FL 33165**

00-00-30-0820-0005-0040

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 5 of 10															
Exterior Wall	05	AVERAGE 100								4804	06	2,400	53.8650	21.01	50,424	1988	1988	0	0	10	45.00	45.00	VALUATION BY				DIRECT_CAP								
Roof Structur	04	WOOD TRUSS 100								5 MINI WAREH - 0% - 2023										Heated Area: 2400										HX Base Yr					
Roof Cover	01	MINIMUM 100								BAS 1993										BUILDING MARKET VALUE				1,614,177											
Interior Wall	02	WALL BD/WD 100																		TOTAL MARKET OB/XF VALUE				0											
Interior Floo	03	CONC FINSH 100																		TOTAL LAND VALUE - MARKET				0											
Ceiling	02	F.NOT SUS 100																		TOTAL MARKET VALUE				1,614,177											
Air Condition	01	NONE 100																		SOH/AGL Deduction				987,895											
Heating Type	01	NONE 100								ASSESSED VALUE				626,282																					
Plumbing		0 100								TOTAL EXEMPTION VALUE				0																					
Frame	02	WOOD FRAME 100								BASE TAXABLE VALUE				626,282																					
Story Height		9 100								TOTAL JUST VALUE				1,614,177																					
RMS		0 100								NCON VALUE				0																					
Stories	1.	1. 100								INCOME VALUE				1,614,177																					
Class	00	. 100								PREVIOUS YEAR MKT VALUE				569,347																					
Units		0 100								BAS 1993																									
BUD8 Adjustme	05	DIST 1A 100																																	
Occupancy	00	NONE 100																																	
Quality	03	Quality Level 03																																	
DOR CODE	4840	MINI STORAGE																																	
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	2,400	100	1993	2,400	22,691																														
TOTALS					2,400			2,400	22,691																										
EXTRA FEATURES					1431 LEWIS ST, FERNANDINA BEACH										BLD DATE		03/29/2019		KK		LGL DATE				04/23/2025		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																		

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