

CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0001-0000

[illegible]

CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0001-0000

[illegible]

PT LOT 1 OF GOLFSIDE @ SUMMER
BEACH #1 PBK 5/114 & PT LOTS
18 19 & 20 OF AMELIA SUB OF

CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	22	100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		7 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3800	GOLF COURSES

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,290	100	1993	2,290	183,300
BRS	1,057	150	1993	1,586	126,949
FST	3,717	50	1993	1,858	148,721
SPA	56	85	1993	48	3,842
UOP	32	20	1993	6	480

TOTALS	7,152			5,788	463,292
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
22	0810	CONCRETE A	0	0	76	5		380.00	SF 6.50
23	0845	KOOL DECK	0	0	0	0		2,009.00	SF 7.25
24	0803	ASPHALT C	0	0	0	0		12,621.00	SF 2.00
25	0402	CONC BUMPE	0	0	0	0		19.00	UT 25.00
26	0812	CONCRETE C	0	0	0	0		2,135.00	SF 4.00
27	0861	POOL GUNIT	0	0	0	0		2,796.00	SF 85.00
28	0877	JACUZZI	0	0	0	0		1.00	UT 1,000.00
29	0845	KOOL DECK	0	0	0	0		6,654.00	SF 7.25
30	1076	TRELLIS A	0	0	16	8		128.00	SF 7.50
31	1076	TRELLIS A	0	0	28	20		560.00	SF 7.50

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

MARKET ADJUSTMENTS

3 RETAILSTOR - 0% - 0

Heated Area: 3395

HX Base Yr

4700 AMELIA ISLAND PKWY, FERNANDINA BEACH

BLD DATE 12/22/2020
XF DATE 12/22/2020
INC DATE

KK
KK

LGL DATE
LAND DATE
AG DATE

05/09/2025

DC

TOTAL OB/XF														
150,844														
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
22	0810	CONCRETE A	0	0	76	5		380.00	SF 6.50	100	1997	1997	3	72
23	0845	KOOL DECK	0	0	0	0		2,009.00	SF 7.25	100	1997	1997	3	72
24	0803	ASPHALT C	0	0	0	0		12,621.00	SF 2.00	100	2004	2004	3	52
25	0402	CONC BUMPE	0	0	0	0		19.00	UT 25.00	100	2004	2004	3	87
26	0812	CONCRETE C	0	0	0	0		2,135.00	SF 4.00	100	2004	2004	3	83
27	0861	POOL GUNIT	0	0	0	0		2,796.00	SF 85.00	100	2004	2004	3	32
28	0877	JACUZZI	0	0	0	0		1.00	UT 1,000.00	100	2004	2004	3	21
29	0845	KOOL DECK	0	0	0	0		6,654.00	SF 7.25	100	2004	2004	3	83
30	1076	TRELLIS A	0	0	16	8		128.00	SF 7.50	100	2004	2004	3	32
31	1076	TRELLIS A	0	0	28	20		560.00	SF 7.50	100	2004	2004	3	32

TOTAL OB/XF														
150,844														
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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 5
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,721,591	
TOTAL MARKET OB/XF VALUE		1,346,389	
TOTAL LAND VALUE - MARKET		2,150,415	
TOTAL MARKET VALUE		5,218,395	
SOH/AGL Deduction		0	
ASSESSED VALUE		5,218,395	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		5,218,395	
TOTAL JUST VALUE		5,218,395	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		5,222,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/276	1/02/2025	MS	U	I	11	100
GRANTOR: CONCERT AMELIA LLC						
GRANTEE: CONCERT AMELIA LLC						
1802/1819	7/13/2012	WD	Q	I	01	4,900,000
GRANTOR: SUMMER BEACH AMENITIE						
GRANTEE: CONCERT AMELIA LLC						

BUILDING NOTES														

BUILDING DIMENSIONS														
BRS=[YR=1993] W37 S13 W9 BAS=[YR=1993] W17 S46 E20 S3														
UOP=[YR=1993] S4 E8 N4 W8 \$ E8 N3 E35 N34 W24 S1 W6 N1 W3 S6														
W7 N2 SPA=[YR=1993] N8 W6 S10 E4 N2 E2 \$ W2 S2 W4 N18 \$ S8 E6														
S10 E7 N6 E3 S1 E6 N1 E24 N25 \$ PTR= E15 FST=[YR=1993] E63														
S59 W63 N59 \$ W15 \$.														

CONCERT AMELIA LLC
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FERNANDINA BEACH, FL 32034

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 5																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	12	CEDAR 50								2101	04	11,618	104.2720	175.70	2,041,283	1988	1988		0		0	48.00	52.00	VALUATION BY																							
Exterior Wall	17	CB STUCCO 50								4 RSTARANT 1 - 0% - 0														Heated Area: 8669								HX Base Yr								STANDARD							
Roof Structur	08	IRREGULAR 100																						Tax Group: 8								Tax Dist:															
Roof Cover	10	WD SHINGLE 100																						BUILDING MARKET VALUE								1,721,591															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								1,346,389															
Interior Floo	14	CARPET 100																						TOTAL LAND VALUE - MARKET								2,150,415															
Ceiling	01	FIN.SUSPD 100																						TOTAL MARKET VALUE								5,218,395															
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								0															
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								5,218,395															
Fixtures	29	100																						TOTAL EXEMPTION VALUE								0															
Frame	04	REIN CONC 100																						BASE TAXABLE VALUE								5,218,395															
Story Height		10 100																						TOTAL JUST VALUE								5,218,395															
RMS		9 100																						NCON VALUE								0															
Stories	1.	1. 100																						INCOME VALUE																							
Units		0 100																						PREVIOUS YEAR MKT VALUE								5,222,075															
BUD8 Adjustme	05	DIST 1A 100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	3800	GOLF COURSES																																													
MAP NUM		MKT AREA																														03															
NEIGHBORHOOD/LOC	3019.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	2,432	100	1993	2,432	222,197																																										
BAS	2,944	100	1993	2,944	268,976																																										
BAS	1,118	100	1994	1,118	102,145																																										
BAS	2,175	100	1997	2,175	198,717																																										
FOP	189	30	1997	57	5,208																																										
FST	3,782	50	1993	1,891	172,769																																										
FST	1,829	50	1997	914	83,507																																										
UOP	127	20	1997	25	2,284																																										
UOP	140	20	1997	28	2,558																																										
UOP	168	20	1997	34	3,106																																										
TOTALS	14,904			11,618	1,061,467																																										
EXTRA FEATURES						4700 AMELIA ISLAND PKWY, FERNANDINA BEACH														BLD DATE 12/22/2020 XF DATE 12/22/2020 INC DATE								KK KK LGL DATE 05/09/2025 LAND DATE AG DATE 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																															
32	1076	TRELLIS A	0	0	16	8		128.00	SF 7.50		7.50	100	2004	2004	3	32	307																														
33	1076	TRELLIS A	0	0	16	8		128.00	SF 7.50		7.50	100	2004	2004	3	32	307																														
34	1076	TRELLIS A	0	0	16	8		128.00	SF 7.50		7.50	100	2004	2004	3	32	307																														
35	0810	CONCRETE A	0	0	0	0		129.00	SF 6.50		6.50	100	2004	2004	3	83	696																														
36	1126	CB/STC 8"	0	0	0	0		6,970.00	SF 8.00		8.00	100	2004	2004	3	83	46,281																														
37	0463	FENCE GATE	0	0	0	0		2.00	UT 300.00		300.00	100	2004	2004	3	61	366																														
38	0872	POOL HTR C	0	0	0	0		1.00	UT 6,000.00		6,000.00	100	2004	2004	3	21	1,260																														
39	0092	AUTO GATE	0	0	0	0		2.00	UT 3,500.00		3,500.00	100	2004	2004	3	21	1,470																														
40	0092	AUTO GATE	0	0	0	0		1.00	UT 1,750.00		1,750.00	100	2004	2004	3	21	368																														
41	0646	LWN SPRK H	0	0	0	0		85.00	UT 2.00		2.00	100	2004	2004	3	32	54																														
LAND DESCRIPTION						TOTAL OB/XF 51,416																																									
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																							

PT LOT 1 OF GOLFSIDE @ SUMMER
BEACH #1 PBK 5/114 & PT LOTS
18 19 & 20 OF AMELIA SUB OF

CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3800 GOLF COURSES	

MAP NUM		MKT AREA	03
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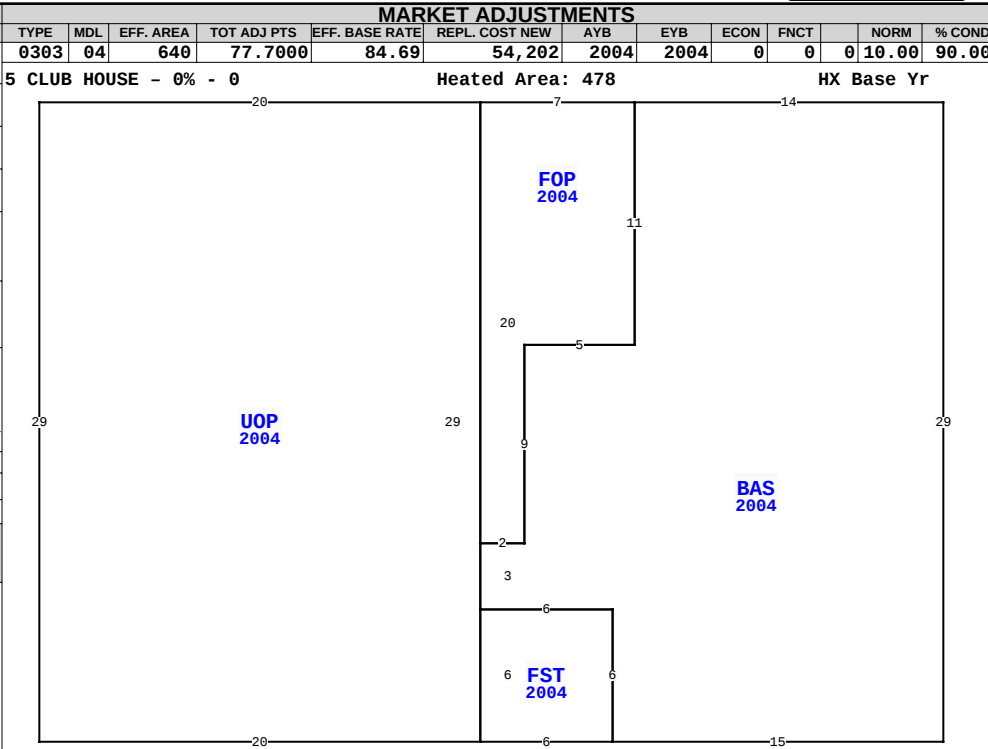
NEIGHBORHOOD/LOC	3019.00	
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	478	100	2004	478	36,434
FOP	95	30	2004	28	2,134
FST	36	50	2004	18	1,372
UOP	580	20	2004	116	8,842

TOTALS	1,189			640	48,782
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
42	0681	POLE SHED	1	0	20	13	260.00	SF	15.00
43	0351	CARPORT MT	1	0	20	15	300.00	SF	10.00
44	0350	CARPORT WD	1	0	36	22	792.00	SF	13.00
45	0940	SHEDS/PORT	1	0	11	6	66.00	SF	30.00

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



BLD DATE	12/22/2020	KK	LGL DATE	
XF DATE	12/22/2020	KK	LAND DATE	05/09/2025
INC DATE			AG DATE	DC

4700 AMELIA ISLAND PKWY, FERNANDINA BEACH

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2000	2000	3	27	1,053	
100	1987	1987	3	20	600	
100	2015	2015	3	65	6,692	
100	2000	2000	3	20	396	

TOTAL OB/XF									
8,741									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 5
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,721,591	
TOTAL MARKET OB/XF VALUE		1,346,389	
TOTAL LAND VALUE - MARKET		2,150,415	
TOTAL MARKET VALUE		5,218,395	
SOH/AGL Deduction		0	
ASSESSED VALUE		5,218,395	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		5,218,395	
TOTAL JUST VALUE		5,218,395	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		5,222,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2761/276	1/02/2025	MS	U	I	11	100	
GRANTOR: CONCERT AMELIA LLC							
GRANTEE: CONCERT AMELIA LLC							
1802/1819	7/13/2012	WD	Q	I	01	4,900,000	
GRANTOR: SUMMER BEACH AMENITIE							
GRANTEE: CONCERT AMELIA LLC							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2004] W14 FOP=[YR=2004] W7 UOP=[YR=2004] W20 S29 E20 FST=[YR=2004] E6 N6 W6 S6\$ N29\$ S20 E2 N9 E5 N11\$ S11 W5 S9 W2 S3 E6 S6 E15 N29\$.							