PT OF SEC 1-2N-27E &
SEC 25-2N-28E IN OR 1739/208

STEP BY STEP AMELIA STATION INC/
95734 AMELIA CONCOURSE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-0000-0003-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		44 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04

DOR CODE 1920 PROF DAYCARE

MAP NUM | MKT AREA 04

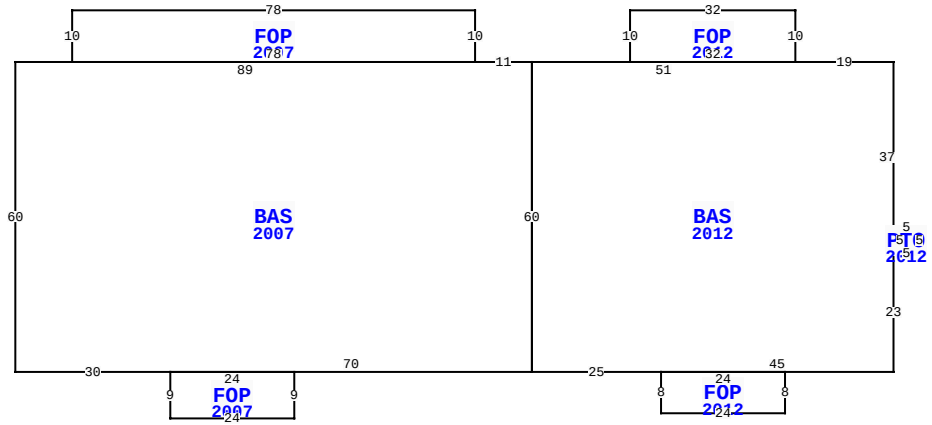
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,000	100	2007	6,000	769,785
BAS	4,200	100	2012	4,200	538,850
FOP	216	30	2007	65	8,340
FOP	780	30	2007	234	30,022
FOP	192	30	2012	58	7,442
FOP	320	30	2012	96	12,316
PTO	25	5	2012	1	129
TOTALS	11,733			10,654	1,366,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0603	04	10,654	99.2515	138.70	1,477,710	2007	2009	0	0	0	7.50	92.50

1 DAYCARE CR – 0% - 0 Heated Area: 10200 HX Base Yr



95734 AMELIA CONCOURSE, FERNANDINA BEACH

BLD DATE	03/01/2021	KK	LGL DATE	04/25/2025	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,366,882
TOTAL MARKET OB/XF VALUE	48,206
TOTAL LAND VALUE - MARKET	395,738
TOTAL MARKET VALUE	1,810,826
SOH/AGL Deduction	228,557
ASSESSED VALUE	1,582,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,582,269
TOTAL JUST VALUE	1,810,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,630,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25961	CO ISSUED	0	08/06/2012
B25961	ADDITION	533,938	04/01/2012
P15853	NEW CONSTR	0	04/01/2012
B25917	FOUNDATION	133,485	04/01/2012
M17227	H/AC	0	01/01/2012
B18625	NEW CONSTR	429,720	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1739/0208	5/13/2011	WD	Q	I	01	1,260,000
GRANTOR: LOFTON DAY CARE LLC						
GRANTEE: STEP BY STEP AMELIA						
1498/1206	5/11/2007	QC	U	V	19	100
GRANTOR: LOFTON POINTE INC & T						
GRANTEE: LOFTON DAY CARE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11FOP=[YR=2007] N10W78S10
E78$W89S60E30FOP=[YR=2007] S9E24N9 W24$E70N60$BAS=[YR=2012]
S60E25 FOP=[YR=2012] S8E24N8W24$E45N23 PTO=[YR=2012]
E5N5W5S5$N37W19 FOP=[YR=2012] N10W32S10E32$W51$.

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	0810	CONCRETE A	0	0	57	7	399.00	SF	6.50	6.50	100	2007	2007	3	87	2,256	
2	0803	ASPHALT C	0	0	0	0	6,884.00	SF	2.00	2.00	100	2007	2007	3	58	7,985	
3	0400	CONC CURB	0	0	0	0	323.00	LF	15.00	15.00	100	2007	2007	3	90	4,361	
4	0462	ST/AL FNC	0	0	276	0	1,196.00	SF	10.00	10.00	100	2007	2007	3	44	5,262	
5	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2007	2007	3	100	200	
6	0810	CONCRETE A	0	0	10	8	80.00	SF	6.50	6.50	100	2007	2007	3	87	452	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	345.00	345.00	100	2007	2007	3	69	476	
8	1126	CB/STC 8"	0	0	30	6	180.00	SF	8.00	8.00	100	2007	2007	3	87	1,253	
9	0424	CL FNC 6'	0	0	0	0	567.00	LF	23.00	23.00	100	2007	2007	3	69	8,998	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	345.00	345.00	100	2007	2007	3	69	238	

TOTAL OB/XF 31,481

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	001920	C	PROF DAYCARE	0	0003	PUD	0.00	0.00	68,824.00	SF		1.00	1.00	1.00	5.75	5.75	395,738							

REVIEW DATE 03/01/2021 BY KK Total Acres: 1.58 Total Land Value: 395,738 Market: 0 Agricultural: 0 Common: 395,738 PRINTED 07/30/2025 BY SYS

PT OF SEC 1-2N-27E &
SEC 25-2N-28E IN OR 1739/208

STEP BY STEP AMELIA STATION INC/
95734 AMELIA CONCOURSE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-0000-0003-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1920	PROF DAYCARE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

BLD DATE	03/01/2021	KK	LGL DATE
XF DATE			LAND DATE 04/25/2025 DC
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

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TOTAL JUST VALUE	1,810,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,630,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18625	CO ISSUED	429,720	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1739/0208	5/13/2011	WD	Q	I	01	1,260,000
GRANTOR: LOFTON DAY CARE LLC						
GRANTEE: STEP BY STEP AMELIA						
1498/1206	5/11/2007	QC	U	V	19	100
GRANTOR: LOFTON POINTE INC & T						
GRANTEE: LOFTON DAY CARE LLC						

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	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50	6.50	100	2007	2007	3	87	792	
12	1128	BRICK 12"	0	0	8	3	24.00	SF	14.00	14.00	100	2010	2010	3	97	326	
13	1126	CB/STC 8"	0	0	8	3	24.00	SF	8.00	8.00	100	2010	2010	3	90	173	
14	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	100	2010	2010	3	40	224	
15	0803	ASPHALT C	0	0	0	0	3,894.00	SF	2.00	2.00	100	2012	2012	3	68	5,296	
16	0810	CONCRETE A	0	0	24	9	216.00	SF	6.50	6.50	100	2012	2012	3	92	1,292	
17	0810	CONCRETE A	0	0	50	7	350.00	SF	6.50	6.50	100	2012	2012	3	92	2,093	
18	0810	CONCRETE A	0	0	0	0	177.00	SF	6.50	6.50	100	2012	2012	3	92	1,058	
19	0400	CONC CURB	0	0	0	0	169.00	LF	15.00	15.00	100	2012	2012	3	94	2,383	
20	0505	FLAGPOLE A	0	0	0	0	16.00	LF	50.00	50.00	100	2012	2012	3	50	400	

TOTAL OB/XF 14,037

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 03/01/2021 BY KK Total Acres: 1.58 Total Land Value: 395,738 Market: 0 Agricultural: 0 Common: 395,738 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1920	PROF DAYCARE	
MAP NUM		MKT AREA	04
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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BUILDING NOTES

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
21	0462	ST/AL FNC	0	0	0	0	420.00	SF	10.00	10.00	100	2012	2012	3	64	2,688	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 2,688

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 03/01/2021 BY KK Total Acres: 1.58 Total Land Value: 395,738 Market: 0 Agricultural: 0 Common: 395,738 PRINTED 07/30/2025 BY SYS