

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	14	WD SHINGLE 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 50			
Interior Wall	08	DECORATIVE 50			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Ceiling	02	F.NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	32	100			
Frame	02	WOOD FRAME 100			
Story Height	10	100			
RMS	6	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 01			
NEIGHBORHOOD/LOC	1010.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,653	100	2007	3,653	248,266
CAN	45	30	2007	14	952
CAN	136	30	2007	41	2,787
CAN	666	30	2007	200	13,592
FDC	81	40	2007	32	2,175
FST	144	50	2007	72	4,893
TOTALS	4,725			4,012	272,664

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0303	04	4,012	105.6780	115.19	462,142	2007	2007	0	0	82.5	8.50	59.00

1 CLUB HOUSE - 0% - 2025
Heated Area: 3653
HX Base Yr

TOTALS	4,725			4,012	272,664
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MARKET ADJUSTMENTS

BLD DATE	12/30/2024	KW		LGL DATE	
XF DATE	12/30/2024	KW		LAND DATE	
INC DATE				AG DATE	

05/08/2025 DC

NASSAU COUNTY PROPERTY

VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						2,040,306					
TOTAL MARKET OB/XF VALUE						1,080,841					
TOTAL LAND VALUE - MARKET						547,200					
TOTAL MARKET VALUE						3,668,347					
SOH/AGL Deduction						0					
ASSESSED VALUE						3,668,347					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						3,668,347					
TOTAL JUST VALUE						3,668,347					
NCON VALUE						939,330					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						2,580,950					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0044			02/13/2025
2024-0044-B	N.C. OF EVENT PAV	1,000,000	07/23/2024
2023-0070	BATHROOM @ PRO SH	5,000	09/08/2023
20210231	NEW CONSTR-PRO SH	640,192	02/04/2022
20130703	NEW CONSTR	25,000	04/04/2013
20130043	CHNGE SRVC	300	01/08/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1751/0435	7/29/2011	QC	U	I	11	100

GRANTOR: THE NATIONAL BANK OF
GRANTEE: THE SUMMERTON INN I
1704/0456 10/12/2010 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: THE NATIONAL BANK O

BUILDING NOTES											
BAS=[YR=2007] W9 CAN=[YR=2007] N9 W74 S9 E74\$ W74 CAN=[YR=2007] W3 S15 FST=[YR=2007] S9 E16 N9 W16\$ E3 N15 \$ S15 E13 S38 E14 N3 E12 CAN=[YR=2007] S2 E13 N12 W11 S10 W2 \$ E2 N10 E42 U12 R12 N16 U12 L12 \$ PTR=S70 FDC=[YR=2007] E9 S9 W9 N9\$ N70\$. 											

EXTRA FEATURES										4477 BUCCANEER TRL, FERNANDINA BEACH									
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			
1	2502	GOLF CRS 2	0	0	0	18.00	UT	29,000.00	29,000.00	100	2000	2000	3	80	417,600				
2	0803	ASPHALT C	0	0	0	21,708.00	SF	2.00	2.00	30	2001	2001	3	20	8,683				
3	0810	CONCRETE A	0	0	20	400.00	SF	6.50	6.50	30	2001	2001	3	49	1,274				
4	0812	CONCRETE C	0	0	0	1,499.00	SF	4.00	4.00	100	2001	2001	3	79	4,737				
5	1123	CB 8"	0	0	0	1,272.00	SF	6.15	6.15	100	2001	2001	3	79	6,180				
6	0803	ASPHALT C	0	0	0	129,156.00	SF	2.00	2.00	30	2001	2001	3	20	51,662				
7	0812	CONCRETE C	0	0	0	211,712.00	SF	2.00	2.00	45	2001	2001	3	34	143,964				
8	0812	CONCRETE C	0	0	0	4,895.00	SF	4.00	4.00	100	2001	2001	3	79	15,468				
9	0400	CONC CURB	0	0	0	4,167.00	LF	15.00	15.00	100	2001	2001	3	84	52,504				
10	0812	CONCRETE C	0	0	0	1,753.00	SF	4.00	4.00	100	2001	2001	3	79	5,539				

LAND DESCRIPTION										TOTAL OB/XF 707,611														
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	003800	C	GOLF CRS		0	0006	I-1	0.00	0.00	178.00	AC	1.00	1.00	0.60	5,000.00	3,000.00	534,000							
2	001000	C	COMMERCIAL		0	0006	I-1	0.00	0.00	132.00	AC	1.00	1.00	1.00	100.00	100.00	13,200							

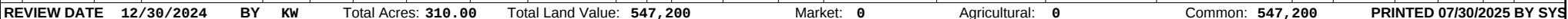
CITY OF FERNANDINA BEACH/
C/O AMELIA RIVER HOLDINGS LLC, ATT:TOM MILLER
FERNANDINA BEACH, FL 32034

11-2N-28-0000-0005-00L1

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FERNANDINA BEACH, FL 32034

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REVIEW DATE	12/30/2024	BY	KW	Total Acres:	310.00	Total Land Value:	547,200	Market:	0	Agricultural:	0	Common:	547,200	PRINTED 07/30/2025 BY SYS
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