PT OR 2607/850
PT OF SEC'S 12 13 39 & 40
NORTH & EAST OF MAJESTICK WALK

AEA YULEE LLC
6555 SANGER ROAD
ORLANDO, FL 32827

2025

12-2N-27-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

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

95493 AMELIA CONCOURSE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,365,062
TOTAL MARKET VALUE	1,365,062
SOH/AGL Deduction	0
ASSESSED VALUE	1,365,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,365,062
TOTAL JUST VALUE	1,365,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,305,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003933	DAYCARE/ EDUCATIO	2,298,941	05/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2607/0850	12/09/2022	SW	Q	V	01	1,500,000
GRANTOR: AW VENTURE III LLC						
GRANTEE: AEA YULEE LLC						
1886/0606	10/24/2013	SW	Q	V	05	1,440,000
GRANTOR: HAMPTON LAKES LLC						
GRANTEE: AW VENTURE III 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		PUD	0.00	0.00	237,402.00	SF		1.00	1.00	1.00	5.75	5.75	1,365,062							

REVIEW DATE 05/20/2025 BY KW Total Acres: 5.45 Total Land Value: 1,365,062 Market: 0 Agricultural: 0 Common: 1,365,062 PRINTED 07/30/2025 BY SYS