

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
14785-4 ST AUGUSTINE RD
JACKSONVILLE, FL 32258

13-2N-27-0720-000A-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY							RECONCILE					
Tax Group: 4							Tax Dist:					
BUILDING MARKET VALUE							0					
TOTAL MARKET OB/XF VALUE							0					
TOTAL LAND VALUE - MARKET							100					
TOTAL MARKET VALUE							100					
SOH/AGL Deduction							0					
ASSESSED VALUE							100					
TOTAL EXEMPTION VALUE							0					
BASE TAXABLE VALUE							100					
TOTAL JUST VALUE							100					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							100					
AMELIA WALK AMENTIES CENTER												
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
B230016297				8X10 ALUMN SHED				5,135		12/21/2023		
B19-1973				REMODEL CLUBHOUSE				300,000		04/22/2019		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE			
2210/1159		5/04/2018		QC	U	V	V	11	100			
GRANTOR:AW VENTURE I LLC												
GRANTEE:AMELIA WALK COMMUNI												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2008;ORIG=17,10] E31 S11 E12 D10R10 S19 S8 W2 S4 S2												
W11 N7 W9 N6 W20 N17 W11 N24 \$												
BAS=[YR=2008;ORIG=117,10] W13 S11 W14 D10L10 S19 S6 E15 N10												
E22 N36 \$												
FOP=[YR=2008;ORIG=95,62] W27 N4 E2 N8 E10 S6 E15 S6 \$												
FOP=[YR=2008;ORIG=104,10] W56 S11 E12 D10R10 S19 E10 N19												
U10R10 E14 N11 \$												
FOP=[YR=2008;ORIG=117,10] E10 S36 W10 N36 \$												
FOP=[YR=2019;ORIG=127,10] E11 S36 W11 N36 \$												
UOP=[YR=2025;LABEL=elevated paver patio;ORIG=127,0] S10 W10												
W13 W56 W31 N6 E20 N4 E6 D3R3 U6R6 E21 E8 E21 D6R6 U3R3 E16 \$												
STR=[YR=2025;ORIG=49,-6] D3R3 D6L6 U3L3 U6R6 \$												
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
100												
Common: 100												
PRINTED 07/30/2025 BY SYS												

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REVIEW DATE 07/26/2024 BY KW Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS