

VILLAGES OF AMELIA LLC
1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

25-2N-28-0000-0002-1070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																																									
Exterior Wall	17	CB STUCCO 70								1602	04	4,402	122.4670	127.98	563,368		2016	2016	0	0	0	8.00	92.00	VALUATION BY																																																							
Exterior Wall	20	FACE BRICK 30								1 NBHD SHOP - 0% - 0										Heated Area: 4378										HX Base Yr										STANDARD																																							
Roof Structur	09	RIDGE FRME 100																												Tax Group: 4										Tax Dist:																																							
Roof Cover	04	BUILT-UP 100																												BUILDING MARKET VALUE										518,299																																							
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										115,593																																							
Interior Floo	15	HARDTILE 60																												TOTAL LAND VALUE - MARKET										836,352																																							
Interior Floo	11	CLAY TILE 40																												TOTAL MARKET VALUE										1,470,244																																							
Ceiling	01	FIN.SUSPD 100																												SOH/AGL Deduction										105,012																																							
Air Condition	04	ROOF TOP 100																												ASSESSED VALUE										1,365,232																																							
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE										0																																							
Fixtures	04	23 100																												BASE TAXABLE VALUE										1,365,232																																							
Frame	03	MASONRY 100																												TOTAL JUST VALUE										1,470,244																																							
Story Height		12 100																												NCON VALUE										0																																							
RMS		6 100																												INCOME VALUE										1,489,197																																							
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE										1,433,635																																							
Units	00	0 100																																																																													
Occupancy	00	NONE 100																																																																													
Quality	03	Quality Level 03																																																																													
DOR CODE	1600	COMMUNITY SHOPPING																																																																													
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	2,380	100	2016	2,380	280,225																																																																										
BAS	1,998	100	2017	1,998	235,248																																																																										
FST	48	50	2016	24	2,826																																																																										
TOTALS	4,426			4,402	518,299																																																																										
EXTRA FEATURES										463875 SR 200, YULEE										BLD DATE										02/04/2022										KK										LGL DATE										04/25/2025										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																																																														
1	0803	ASPHALT C	0	0	0	0	27,220.00	SF	2.00	2.00	70	2016	2016	3	70	38,108																																																															
2	0400	CONC CURB	0	0	0	0	1,437.00	LF	15.00	15.00	80	2016	2016	3	80	17,244																																																															
3	0812	CONCRETE C	0	0	0	0	1,526.00	SF	4.00	4.00	80	2016	2016	3	80	4,883																																																															
4	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	80	2016	2016	3	80	12,144																																																															
5	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	80	2016	2016	3	80	1,200																																																															
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	80	2016	2016	3	80	640																																																															
7	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	80	2016	2016	3	80	1,040																																																															
8	0351	CARPORT MT	0	0	6	4	24.00	SF	10.00	10.00	80	2016	2016	3	80	192																																																															
9	0810	CONCRETE A	0	0	0	0	265.00	SF	6.50	6.50	80	2016	2016	3	80	1,378																																																															
10	0463	FENCE GATE	0	0	0	0	4.00	UT	525.00	525.00	80	2016	2016	3	80	1,680																																																															
LAND DESCRIPTION										TOTAL OB/XF										78,509																																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																							
1	001610	C	SH CTR NHD	0		PUD	0.00	0.00	52,272.00	SF		1.00	1.00	1.00	16.00	16.00	836,352																																																														
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