

GANESH AMELIA PLAZA LLC/
C/O JAX BUSINESS SOLUTIONS, 6278 DUPONT STATION CT E, ST
JACKSONVILLE, FL 32217

27-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY						PAGE 1 of 4		4	
VALUATION SUMMARY									
VALUATION BY								DIRECT_CAP	
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE								3,055,702	
TOTAL MARKET OB/XF VALUE								0	
TOTAL LAND VALUE - MARKET								0	
TOTAL MARKET VALUE								4,074,269	
SOH/AGL Deduction								0	
ASSESSED VALUE								4,074,269	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								4,074,269	
TOTAL JUST VALUE								4,074,269	
NCON VALUE								252,385	
INCOME VALUE								4,074,269	
PREVIOUS YEAR MKT VALUE								3,518,103	
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
C0240008732		NEW CAFE SHOP BUI		125,643		07/26/2024			
SU240007235		CHANNEL LETTERS W		13,000		06/18/2024			
B240004003		DUMPSTER ENCLOSUR		6,419		04/09/2024			
230011828		CAFE ELLIANOS		125,643		09/15/2023			
22005453		BUILD-OUT BREW S		564,100		08/05/2022			
21015116		NEW CNSTR-BATHROO		20,000		11/02/2021			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	I V	RSN CD	SALE PRICE	
2270/0621		4/25/2019		SW	Q	I	01	4,160,000	
GRANTOR: AMSA DEVELOPMENT LLC									
GRANTEE: GANESH AMELIA PLAZA									
1214/0191		3/10/2004		WD	Q	V		1,123,700	
GRANTOR: LOWE'S HOME CENTERS I									
GRANTEE: AMSA DEVELOPMENT LL									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005;ORIG=-200,0] W70 S70 E70 N70 \$									
BAS=[YR=2005;ORIG=-60,0] W60 S70 E60 N70 \$									
BAS=[YR=2005;ORIG=0,0] W60 S70 E60 N70 \$									
BAS=[YR=2005;ORIG=-140,0] W60 S70 E60 N70 \$									
BAS=[YR=2005;ORIG=-300,0] W40 S70 E40 N70 \$									
BAS=[YR=2005;ORIG=-366,0] W34 S70 E34 N70 \$									
BAS=[YR=2005;ORIG=-340,0] W26 S70 E26 N70 \$									
CAN=[YR=2005;ORIG=-400,70] S4 E400 N4 W400 \$									
BAS=[YR=2005;ORIG=-140,0] E20 S70 W20 N70 \$									
BAS=[YR=2005;ORIG=-270,0] W18 S70 E18 N70 \$									
BAS=[YR=2005;ORIG=-288,0] W12 S70 E12 N70 \$									
.									
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL FRZ YR CONSRV	
51,957									
Common: 0 PRINTED 07/30/2025 BY SYS									

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[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 4				4
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
																						VALUATION BY					DIRECT_CAP							
																						Tax Group: 4					Tax Dist:							
																						BUILDING MARKET VALUE					3,055,702							
																						TOTAL MARKET OB/XF VALUE					0							
																						TOTAL LAND VALUE - MARKET					0							
																						TOTAL MARKET VALUE					4,074,269							
																						SOH/AGL Deduction					0							
																						ASSESSED VALUE					4,074,269							
																						TOTAL EXEMPTION VALUE					0							
																						BASE TAXABLE VALUE					4,074,269							
																						TOTAL JUST VALUE					4,074,269							
																						NCON VALUE					252,385							
																						INCOME VALUE					4,074,269							
																						PREVIOUS YEAR MKT VALUE					3,518,103							
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																													
TOTALS																																		
EXTRA FEATURES																																		
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																		
21	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2005	2005	3	64	9,715																		
22	0975	ST LT/ARM	0	0	0	0	18.00	UT	500.00	500.00	100	2005	2005	3	64	5,760																		
23	0402	CONC BUMPE	0	0	0	0	33.00	UT	25.00	25.00	100	2005	2005	3	88	726																		
24	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	100	2005	2005	3	40	156																		
25	0446	BOX FNC 6'	0	0	0	0	52.00	LF	20.00	20.00	100	2005	2005	3	22	229																		
26	0422	CL FNC 4'	0	0	0	0	8.00	LF	15.00	15.00	100	2005	2005	3	64	77																		
27	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2005	2005	3	22	264																		
28	0648	LIGHTS-AV	0	0	0	0	3.00	UT	140.00	140.00	100	2010	2010	3	40	168																		
29	0978	SECURITY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2005	2005	3	64	2,304																		
30	0978	SECURITY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2013	2013	3	83	1,494																		
LAND DESCRIPTION										TOTAL OB/XF										20,893														
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										

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REVIEW DATE 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 1,018,567 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS