

IN OR 1354/1949
PARCEL 1-7 SEC 27-2N-28 &
PARCEL 23-2 SEC 39-2N-28

AMSA II LLC/
2804 ST JOHNS BLUFF RD S, STE #107
JACKSONVILLE, FL 32246

2025

27-2N-28-0000-0001-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	DIRECT_CAP							
Exterior Wall	16	WD FR STUC 80								1602	04	11,633	112.9342	118.02	1,372,927	2008	2008	0	0	0	19.20	80.80	Tax Group: 4							
Exterior Wall	28	GLASS THRM 20								1 NBHD SHOP - 0% - 0										Heated Area: 11275										
Roof Structure	10	STEEL FRME 100																		HX Base Yr										
Roof Cover	04	BUILT-UP 90																												
Roof Cover	13	STAND SEAM 10																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	08	SHT VINYL 60																												
Interior Floor	11	CLAY TILE 40																												
Ceiling	04	NONE 100																												
Air Condition	04	ROOF TOP 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures	30	100																												
Frame	05	STEEL 100																												
Story Height	15	100																												
RMS	15	100																												
Stories	1.	1. 100																												
Units	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	8,360	100	2008	8,360	797,211																									
BAS	2,915	100	2019	2,915	277,975																									
CAN	165	30	2008	50	4,768																									
CAN	1,025	30	2008	308	29,371																									
TOTALS	12,465			11,633	109,325																									
EXTRA FEATURES										474285 SR 200, 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	0400	CONC CURB	0	0	0	0	718.00	LF	15.00	15.00	100	2008	2008	3	91	9,801														
2	0402	CONC BUMPE	0	0	0	0	45.00	UT	25.00	25.00	100	2008	2008	3	91	1,024														
3	0803	ASPHALT C	0	0	0	0	22,106.00	SF	2.00	2.00	100	2008	2008	3	60	26,527														
4	0810	CONCRETE A	0	0	0	0	305.00	SF	6.50	6.50	100	2008	2008	3	88	1,745														
5	0812	CONCRETE C	0	0	0	0	1,060.00	SF	4.00	4.00	100	2008	2008	3	88	3,731														
6	0812	CONCRETE C	0	0	0	0	1,447.00	SF	4.00	4.00	100	2008	2008	3	88	5,093														
7	0803	ASPHALT C	0	0	0	0	5,750.00	SF	2.00	2.00	100	2008	2008	3	60	6,900														
8	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2008	2008	3	100	1,500														
9	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2008	2008	3	72	3,643														
10	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2008	2008	3	72	2,160														
LAND DESCRIPTION										TOTAL OB/XF										62,124										
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	001600	C	SH CTR COM	0	0004	CG	0.00	0.00	56,111.00	SF		1.00	1.00	0.80	22.00	17.60	987,554													
REVIEW DATE 04/08/2025 BY KW Total Acres: 0.00 Total Land Value: 355,923 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS																														