

PT TRACT 1
IN OR 2666/1957
SHOPPES AT AMELIA CONCOURSE

KOLIBER GEORGE & JUNE REV TRUST/KOLIBER GEORGE J T
232 HIDDEN BAY DRIVE STE 404
OSPREY, FL 34229

2025

37-2N-27-1950-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	03	MASONRY 100
Story Height	18	100
RMS	8	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

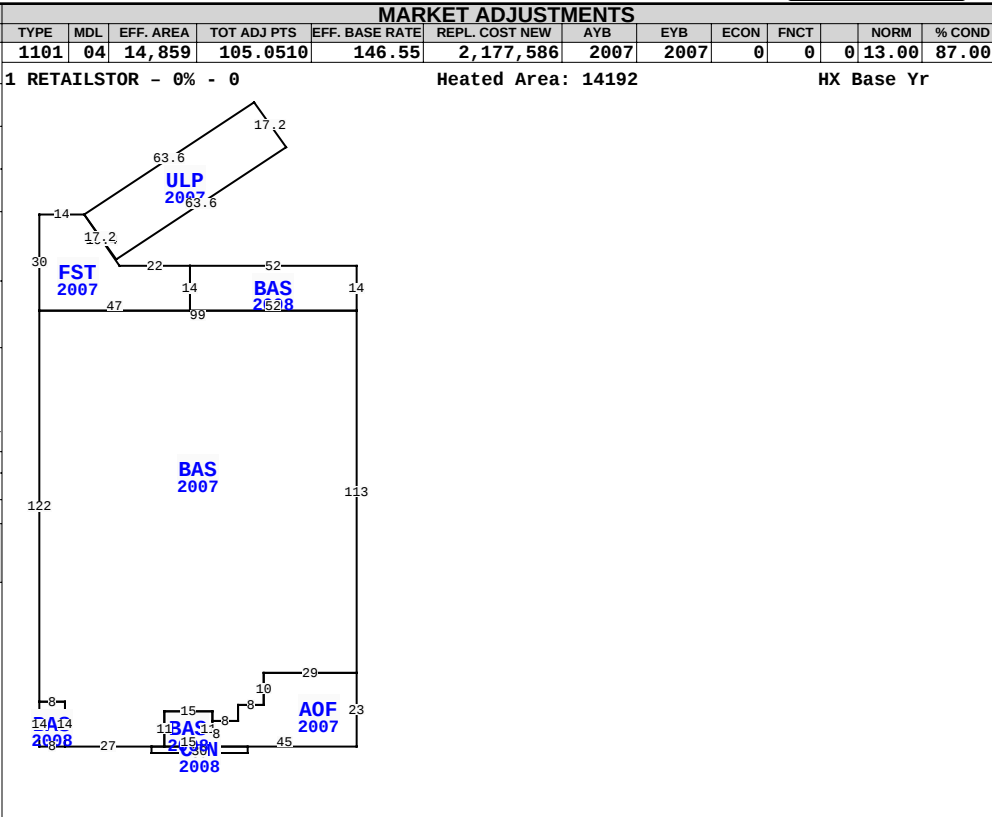
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	835	100	2007	835	106,461
BAS	12,352	100	2007	12,352	1,574,862
BAS	112	100	2008	112	14,280
BAS	165	100	2008	165	21,037
BAS	728	100	2008	728	92,819
CAN	60	30	2008	18	2,295
FST	970	50	2007	485	61,837
ULP	1,092	15	2007	164	20,910

TOTALS	16,314			14,859	1,894,500
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	42,404.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	828.00	LF	15.00
3	0812	CONCRETE C	0	0	0	0	1,968.00	SF	4.00
4	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00
5	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00
6	0476	VF 6 SBPL	0	0	0	0	15.00	LF	32.00
7	0812	CONCRETE C	0	0	0	0	1,925.00	SF	4.00
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00
9	0400	CONC CURB	0	0	0	0	80.00	LF	15.00
10	0803	ASPHALT C	0	0	0	0	1,754.00	SF	2.00



BLD DATE	04/06/2022	KK	LGL DATE	
XF DATE	04/06/2022	KK	LAND DATE	04/06/2022
INC DATE			AG DATE	KK

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	42,404.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	828.00	LF	15.00
3	0812	CONCRETE C	0	0	0	0	1,968.00	SF	4.00
4	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00
5	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00
6	0476	VF 6 SBPL	0	0	0	0	15.00	LF	32.00
7	0812	CONCRETE C	0	0	0	0	1,925.00	SF	4.00
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00
9	0400	CONC CURB	0	0	0	0	80.00	LF	15.00
10	0803	ASPHALT C	0	0	0	0	1,754.00	SF	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	IW	0.00	0.00	70,131.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					1,894,500				
TOTAL MARKET OB/XF VALUE					130,750				
TOTAL LAND VALUE - MARKET					841,572				
TOTAL MARKET VALUE					2,866,822				
SOH/AGL Deduction					85,307				
ASSESSED VALUE					2,781,515				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					2,781,515				
TOTAL JUST VALUE					2,866,822				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					2,792,722				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2666/1957	9/28/2020	SW	U	I	11		100
GRANTOR: T AMELIA MKT B FL LLC							
GRANTEE: KOLIBER GEORGE & JU							
2550/0366	9/28/2020	SW	U	I	11		100
GRANTOR: T AMELIA MKT B FL LLC							
GRANTEE: KOLIBER GEORGE & JU							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2008] W52 FST=[YR=2007] W22 U16 L11 ULP=[YR=2007] U35 R53 D14 R10 D35 L53 U14 L10 \$ W14 S30 BAS=[YR=2007] S122 BAS=[YR=2008] S14 E8 N14 W8\$ E8 S14 E27 CAN=[YR=2008] S2 E30 N2 W30\$ E4 BAS=[YR=2008] E15 AOF=[YR=2007] E45 N23 W29 S10 W8 S5 W8 S8\$ N11 W15 S11\$ N11 E15 S3 E8 N5 E8 N10 E29 N113 W99\$ E47 N14\$ S14 E52 N14\$.									

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