PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2025

46-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

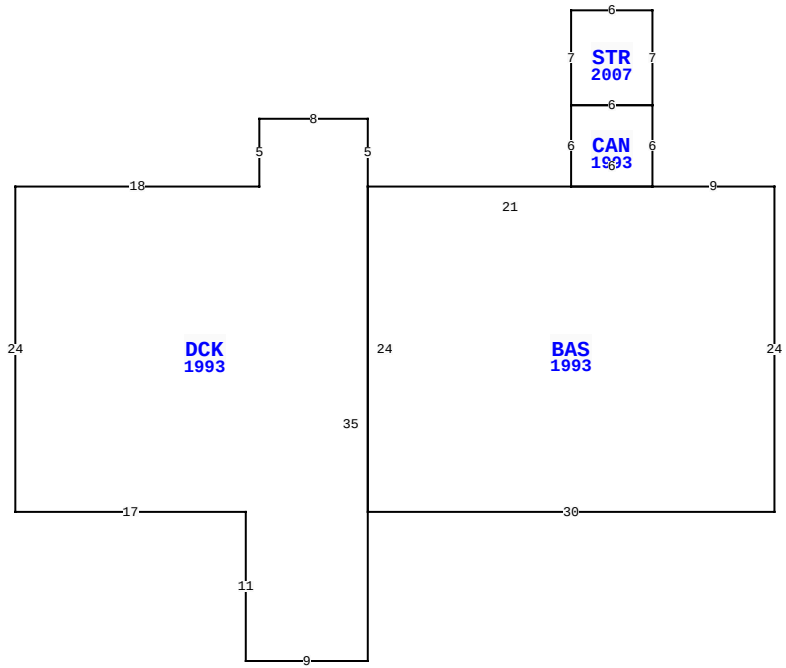
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	24,808
CAN	36	30	1993	11	379
DCK	763	10	1993	76	2,619
STR	42	10	2007	4	138
TOTALS	1,561			811	27,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	811	81.7425	114.85	93,143	1960	1980	0	0	0	70.00	30.00

1 OFFICE – 0% - 0 Heated Area: 720 HX Base Yr



251 CREEKSIDE DR, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE	
XF DATE	01/15/2020	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,448,712
TOTAL MARKET OB/XF VALUE	972,095
TOTAL LAND VALUE - MARKET	738,593
TOTAL MARKET VALUE	3,159,400
SOH/AGL Deduction	0
ASSESSED VALUE	3,159,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,159,400
TOTAL JUST VALUE	3,159,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,092,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003703	REMODEL	2,000	05/03/2019
B1530859	FEMA INSPECTION O	0	07/01/2015
B1530860	FEMA INSPECTION O	0	07/01/2015
B1530862	FEMA INSPECTION O	0	07/01/2015
B1530863	FEMA INSPECTION O	0	07/01/2015
B1530864	FEMA INSPECTION O	0	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000
GRANTOR: AI MARINA INC						
GRANTEE: WINDWARD AMELIA MAR						
2216/1884	8/06/2018	SW	Q	I	05	6,355,800
GRANTOR: AIYB LLC						
GRANTEE: AI MARINA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 CAN=[YR=1993] N6 STR=[YR=2007]
N7W6S7E6$W6S6E6$ W21DCK=[YR=1993] N5
W8S5W18S24E17S11E9N35$S24E30 N24$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1989	1989	3	20	600	
2	0424	CL FNC 6'	0	0	0	0	58.00	LF	20.00	20.00	100	1989	1989	3	25	290	
3	0922	CWALL-CB/D	0	0	0	0	2,518.00	LF	740.00	740.00	100	1989	1989	3	20	372,664	
4	0810	CONCRETE A	0	0	0	0	392.00	SF	6.50	6.50	100	1960	1960	3	20	510	
5	0812	CONCRETE C	0	0	0	0	3,850.00	SF	4.00	4.00	100	1986	1986	3	47	7,238	
6	0803	ASPHALT C	0	0	0	0	48,750.00	SF	2.00	2.00	100	1989	1989	3	50	48,750	
7	0855	CONC PAVER	0	0	0	0	3,012.00	SF	10.00	10.00	100	1989	1989	3	54.5	16,415	
8	0820	WOOD WALK	0	0	14	6	84.00	SF	11.75	11.75	100	1987	1987	3	40	395	
9	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
10	0811	CONCRETE B	0	0	53	20	1,060.00	SF	5.20	5.20	100	1990	1990	3	57	3,142	

TOTAL OB/XF 450,484

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002001	C	TRANS TERM	0	0004	CG	0.00	0.00	6.15	AC		1.00	1.00	1.00	120,000.00	120,000.00	738,000							
2	009615	C	SLOUGH-MAS	0			0.00	0.00	8.20	AC		1.00	1.00	1.00	25.00	25.00	205							
3	009500	C	SUBMERGED	0			0.00	0.00	15.52	AC		1.00	1.00	1.00	25.00	25.00	388							

REVIEW DATE 10/30/2024 BY DC Total Acres: 29.87 Total Land Value: 738,593 Market: 0 Agricultural: 0 Common: 738,593 PRINTED 07/30/2025 BY SYS

PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2025

46-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

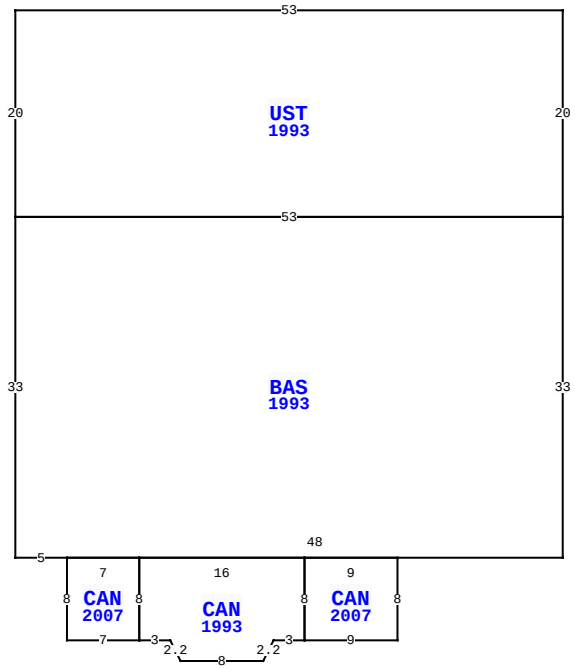
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		7 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,749	100	1993	1,749	124,427
CAN	146	30	1993	44	3,130
CAN	56	30	2007	17	1,210
CAN	72	30	2007	22	1,565
UST	1,060	40	1993	424	30,164
TOTALS	3,083			2,256	160,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,256	88.8300	124.81	281,571	1970	1990	0	0	0	43.00	57.00

3 OFFICE – 0% - 0 Heated Area: 1749 HX Base Yr



251 CREEKSIDE DR, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE		
XF DATE	01/15/2020	KK	LAND DATE	04/25/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,448,712
TOTAL MARKET OB/XF VALUE	972,095
TOTAL LAND VALUE - MARKET	738,593
TOTAL MARKET VALUE	3,159,400
SOH/AGL Deduction	0
ASSESSED VALUE	3,159,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,159,400
TOTAL JUST VALUE	3,159,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,092,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530865	FEMA INSPECTION O	0	07/01/2015
B1530866	FEMA INSPECTION O	0	07/01/2015
B1530867	FEMA INSPECTION O	0	07/01/2015
B1530868	FEMA INSPECTION O	0	07/01/2015
B1530869	FEMA INSPECTION O	0	07/01/2015
B1429144	XFOB	8,496	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000
GRANTOR: AI MARINA INC						
GRANTEE: WINDWARD AMELIA MAR						
2216/1884	8/06/2018	SW	Q	I	05	6,355,800
GRANTOR: AIYB LLC						
GRANTEE: AI MARINA INC						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W53 S20 BAS=[YR=1993] S33 E5 CAN=[YR=2007] S8E7N8CAN=[YR=1993] S8E3 D2 R1 E8 R1 U2 E3N8CAN=[YR=2007] S8E9 N8W9$W16$W7$E48N33W53$E53N20$.

EXTRA FEATURES

LN	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
11	0812	CONCRETE C	0	0	0	0	10,060.00	SF	4.00	4.00	100	1992	1992	3	62	24,949	
12	0966	FIRE SPRNK	0	0	126	120	15,120.00	SF	3.00	3.00	100	1993	1993	3	64	29,030	
13	0812	CONCRETE C	0	0	0	0	1,266.00	SF	4.00	4.00	100	1995	1995	3	68	3,444	
14	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1995	1995	3	20	216	
15	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1994	1994	3	30	450	
16	0300	BOAT DCK W	0	0	11	4	44.00	SF	40.00	40.00	100	1995	1995	3	20	352	
17	0310	AL GANG WY	0	0	0	0	26.00	LF	115.00	115.00	100	1995	1995	3	20	598	
18	0820	WOOD WALK	0	0	4	12	48.00	SF	11.75	11.75	100	1995	1995	3	40	226	
19	0430	CL FNC 6B	0	0	0	0	920.00	LF	9.70	9.70	100	1993	1993	3	29	2,588	
20	0400	CONC CURB	0	0	0	0	1,562.00	LF	15.00	15.00	100	1993	1993	3	72	16,870	

TOTAL OB/XF 78,723

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/30/2024 BY DC Total Acres: 29.87 Total Land Value: 738,593 Market: 0 Agricultural: 0 Common: 738,593 PRINTED 07/30/2025 BY SYS

PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2025

46-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

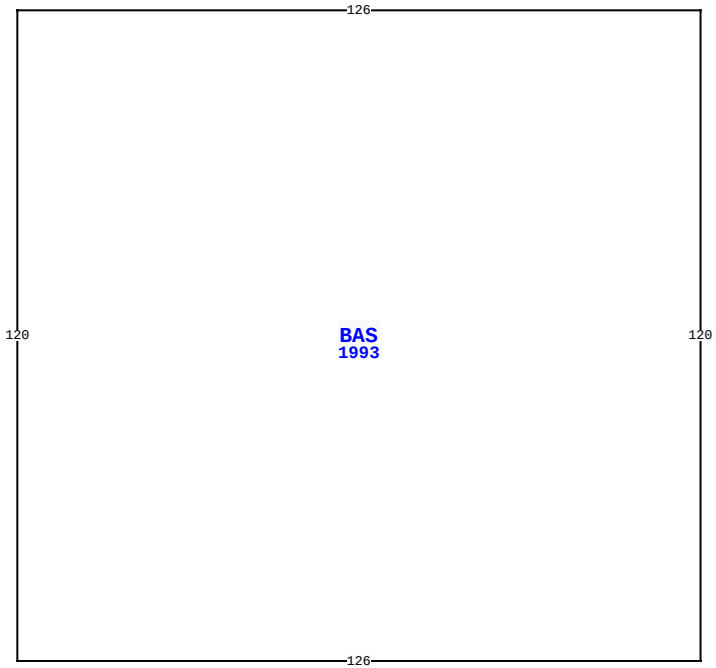
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		35 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,120	100	1993	15,120	329,389
TOTALS	15,120			15,120	329,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	15,120	95.2387	43.57	658,778	1992	1992	0	0	0	50.00	50.00

4 STOR WAREH – 0% - 0 Heated Area: 15120 HX Base Yr



251 CREEKSIDE DR, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE	
XF DATE	01/15/2020	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,448,712
TOTAL MARKET OB/XF VALUE	972,095
TOTAL LAND VALUE - MARKET	738,593
TOTAL MARKET VALUE	3,159,400
SOH/AGL Deduction	0
ASSESSED VALUE	3,159,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,159,400
TOTAL JUST VALUE	3,159,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,092,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326994	CO ISSUED	0	06/18/2013
M1217709	H/AC	0	10/01/2012
C23632	CO ISSUED	0	01/06/2011
E22976	NEW CONSTR	0	10/01/2010
B23632	XFOB	15,000	05/01/2010
B22447	XFOB	8,500	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000
GRANTOR: AI MARINA INC						
GRANTEE: WINDWARD AMELIA MAR						
2216/1884	8/06/2018	SW	Q	I	05	6,355,800
GRANTOR: AIYB LLC						
GRANTEE: AI MARINA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W126 S120 E126 N120 $.

EXTRA FEATURES

LN	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	0320	DRY STORG	0	0	0	0	84.00	UT	375.00	375.00	100	1992	1992	3	20	6,300	
22	0308	TLIFT RAMP	0	0	0	0	1.00	UT	45,000.00	45,000.00	100	1990	1990	3	20	9,000	
23	0302	FLT DOCK C	0	0	0	0	1,578.00	SF	50.00	50.00	100	1988	1988	3	20	15,780	
24	0302	FLT DOCK C	0	0	72	8	2,330.00	SF	50.00	50.00	100	1992	1992	3	20	23,300	
25	0302	FLT DOCK C	0	0	122	8	976.00	SF	50.00	50.00	100	1995	1995	3	20	9,760	
26	0311	WD GANG WY	0	0	0	0	105.00	SF	45.00	45.00	100	1990	1990	3	20	945	
27	0310	AL GANG WY	0	0	0	0	25.00	LF	115.00	115.00	100	1995	1995	3	20	575	
28	0317	DCK PLNG W	0	0	0	0	81.00	UT	1,000.00	1,000.00	100	1988	1988	3	20	16,200	
29	0320	DRY STORG	0	0	0	0	90.00	UT	375.00	375.00	100	1992	1992	3	20	6,750	
30	0812	CONCRETE C	0	0	0	0	5,562.00	SF	4.00	4.00	100	1997	1997	3	72	16,019	

LAND DESCRIPTION

TOTAL OB/XF 104,629

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/30/2024 BY DC Total Acres: 29.87 Total Land Value: 738,593 Market: 0 Agricultural: 0 Common: 738,593 PRINTED 07/30/2025 BY SYS

PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2025

46-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

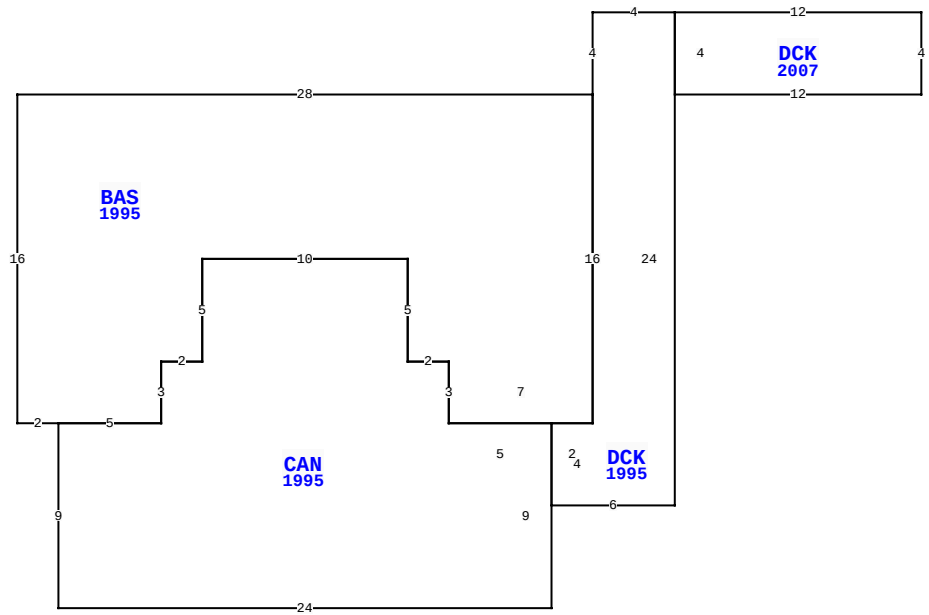
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	356	100	1995	356	34,383
CAN	308	30	1995	92	8,885
DCK	104	10	1995	10	966
DCK	48	10	2007	5	483
TOTALS	816			463	44,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	463	89.7750	151.50	70,144	1995	1995	0	0	0	36.25	63.75

5 RSTRM BLDG – 0% - 0 Heated Area: 356 HX Base Yr



251 CREEKSIDE DR, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE	
XF DATE	01/15/2020	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,448,712
TOTAL MARKET OB/XF VALUE	972,095
TOTAL LAND VALUE - MARKET	738,593
TOTAL MARKET VALUE	3,159,400
SOH/AGL Deduction	0
ASSESSED VALUE	3,159,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,159,400
TOTAL JUST VALUE	3,159,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,092,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007261	REMODEL	60,000	06/01/2000
991349	OTHER	0	12/01/1999
98 05124	ADDITION	20,000	08/01/1998
982982	NEW CONSTR	10,000	08/01/1998
974257	XFOB	5,508	10/01/1997
95-01941	NEW CONSTR	40,000	09/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000
GRANTOR: AI MARINA INC						
GRANTEE: WINDWARD AMELIA MAR						
2216/1884	8/06/2018	SW	Q	I	05	6,355,800
GRANTOR: AIYB LLC						
GRANTEE: AI MARINA INC						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W12 DCK=[YR=1995] W4 S4 BAS=[YR=1995] W28 S16 E2 CAN=[YR=1995] S9 E24 N9 W5 N3 W2 N5 W10 S5 W2 S3 W5$ E5 N3 E2 N5 E10 S5 E2 S3 E7 N16$ S16 W2 S4 E6 N24 $ S4 E12 N4$.

EXTRA FEATURES

LN	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
31	9000	CONTANR 20	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1983	1983	3	100	1,000	
32	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	1998	1998	3	80	20	
33	0310	AL GANG WY	0	0	0	0	25.00	LF	115.00	115.00	100	1998	1998	3	20	575	
34	0315	UTILTY POD	0	0	0	0	40.00	UT	600.00	600.00	100	1988	1988	3	20	4,800	
35	0315	UTILTY POD	0	0	0	0	68.00	UT	720.00	720.00	100	1998	1998	3	20	9,792	
36	0317	DCK PLNG W	0	0	0	0	54.00	UT	1,000.00	1,000.00	100	1988	1988	3	20	10,800	
37	0810	CONCRETE A	0	0	21	18	378.00	SF	6.50	6.50	100	2000	2000	3	77	1,892	
38	0855	CONC PAVER	0	0	0	0	3,627.00	SF	7.00	7.00	100	1989	1989	3	54.5	13,837	
39	0855	CONC PAVER	0	0	150	7	1,050.00	SF	7.00	7.00	100	2001	2001	3	79	5,807	
40	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	2001	2001	3	52	293	

TOTAL OB/XF 48,816

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/30/2024 BY DC Total Acres: 29.87 Total Land Value: 738,593 Market: 0 Agricultural: 0 Common: 738,593 PRINTED 07/30/2025 BY SYS

PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2025

46-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

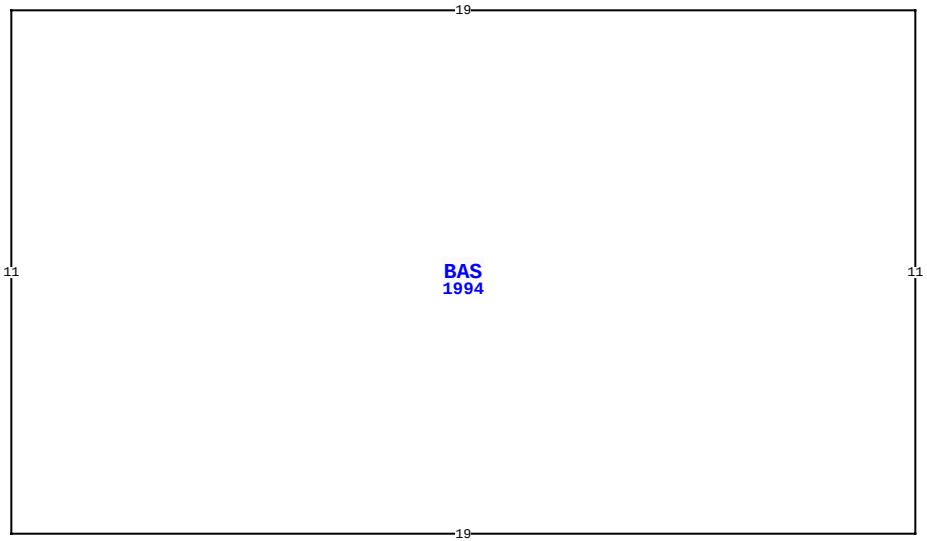
DOR CODE	2000	TRANSIT TERMINALS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100	1994	209	2,833
TOTALS	209			209	2,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	209	53.8650	24.64	5,150	1994	1994	0	0	0	45.00	55.00

6 STOR WAREH – 0% - 0 Heated Area: 209 HX Base Yr



251 CREEKSIDE DR, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE	
XF DATE	01/15/2020	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,448,712
TOTAL MARKET OB/XF VALUE	972,095
TOTAL LAND VALUE - MARKET	738,593
TOTAL MARKET VALUE	3,159,400
SOH/AGL Deduction	0
ASSESSED VALUE	3,159,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,159,400
TOTAL JUST VALUE	3,159,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,092,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02039	NEW CONSTR	57,715	06/28/1995
95-01948	REMODEL	88,000	05/23/1995
94-00714	NEW CONSTR	20,000	06/13/1994
6845	REMODEL	3,500	11/14/1990
5734	NEW CONSTR	180	02/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000
GRANTOR: AI MARINA INC						
GRANTEE: WINDWARD AMELIA MAR						
2216/1884	8/06/2018	SW	Q	I	05	6,355,800
GRANTOR: AIYB LLC						
GRANTEE: AI MARINA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W19 S11 E19 N11$.

EXTRA FEATURES

LN	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
41	1242	WD DECK A	0	0	15	12	180.00	SF	10.00	10.00	100	2007	2007	3	27	486	
42	1076	TRELLIS A	0	0	12	12	144.00	SF	7.50	7.50	100	2007	2007	3	44	475	
43	0350	CARPORT WD	0	0	12	6	72.00	SF	13.00	13.00	100	2001	2001	3	20	187	
44	0350	CARPORT WD	0	0	12	6	72.00	SF	13.00	13.00	100	2001	2001	3	20	187	
45	0300	BOAT DCK W	0	0	7	4	28.00	SF	40.00	40.00	100	1995	1995	3	20	224	
46	0443	STK FNC 6'	0	0	0	0	29.00	LF	10.00	10.00	100	2001	2001	3	20	58	
47	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	52	312	
48	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1998	1998	3	42	126	
49	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	2001	2001	3	28	3,175	
50	0302	FLT DOCK C	0	0	0	0	2,987.00	SF	50.00	50.00	100	1988	1988	3	20	29,870	

TOTAL OB/XF 35,100

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/30/2024 BY DC Total Acres: 29.87 Total Land Value: 738,593 Market: 0 Agricultural: 0 Common: 738,593 PRINTED 07/30/2025 BY SYS

PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2025

46-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

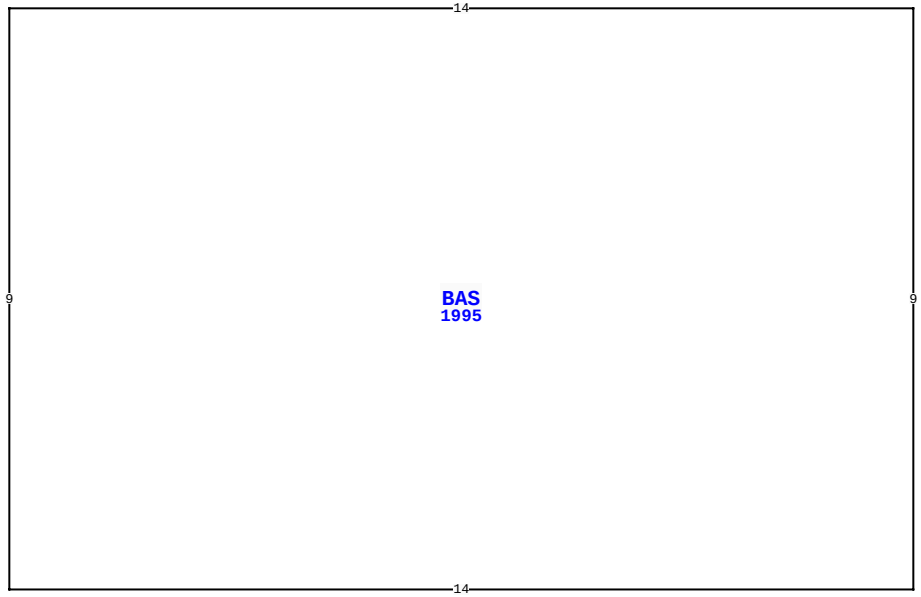
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100	1995	126	2,338
TOTALS	126			126	2,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	126	69.9300	31.99	4,031	1995	1995	0	0	0	42.00	58.00

7 STOR WAREH – 0% - 0 Heated Area: 126 HX Base Yr



251 CREEKSIDE DR, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE	
XF DATE	01/15/2020	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,448,712
TOTAL MARKET OB/XF VALUE	972,095
TOTAL LAND VALUE - MARKET	738,593
TOTAL MARKET VALUE	3,159,400
SOH/AGL Deduction	0
ASSESSED VALUE	3,159,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,159,400
TOTAL JUST VALUE	3,159,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,092,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000
GRANTOR: AI MARINA INC						
GRANTEE: WINDWARD AMELIA MAR						
2216/1884	8/06/2018	SW	Q	I	05	6,355,800
GRANTOR: AIYB LLC						
GRANTEE: AI MARINA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14S9 E14N9 $.

EXTRA FEATURES

LN	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
51	0302	FLT DOCK C	0	0	0	0	3,733.00	SF	50.00	50.00	100	1988	1988	3	20	37,330	
52	0302	FLT DOCK C	0	0	0	0	2,456.00	SF	50.00	50.00	100	1988	1988	3	20	24,560	
53	0302	FLT DOCK C	0	0	0	0	1,728.00	SF	50.00	50.00	100	1988	1988	3	20	17,280	
54	0302	FLT DOCK C	0	0	0	0	3,158.00	SF	50.00	50.00	100	1988	1988	3	20	31,580	
55	0302	FLT DOCK C	0	0	0	0	3,139.00	SF	50.00	50.00	100	1988	1988	3	20	31,390	
56	0302	FLT DOCK C	0	0	0	0	4,208.00	SF	50.00	50.00	100	1988	1988	3	20	42,080	
57	0300	BOAT DCK W	0	0	0	0	94.00	SF	40.00	40.00	100	1994	1994	3	20	752	
58	0320	DRY STORG	0	0	0	0	90.00	UT	375.00	375.00	100	2003	2003	3	20	6,750	
59	0966	FIRE SPRNK	0	0	157	126	19,782.00	SF	3.00	3.00	100	2003	2003	3	82	48,664	
60	0810	CONCRETE A	0	0	0	0	85.00	SF	6.50	6.50	100	2010	2010	3	90	497	

TOTAL OB/XF 240,883

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/30/2024 BY DC Total Acres: 29.87 Total Land Value: 738,593 Market: 0 Agricultural: 0 Common: 738,593 PRINTED 07/30/2025 BY SYS

PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2025

46-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

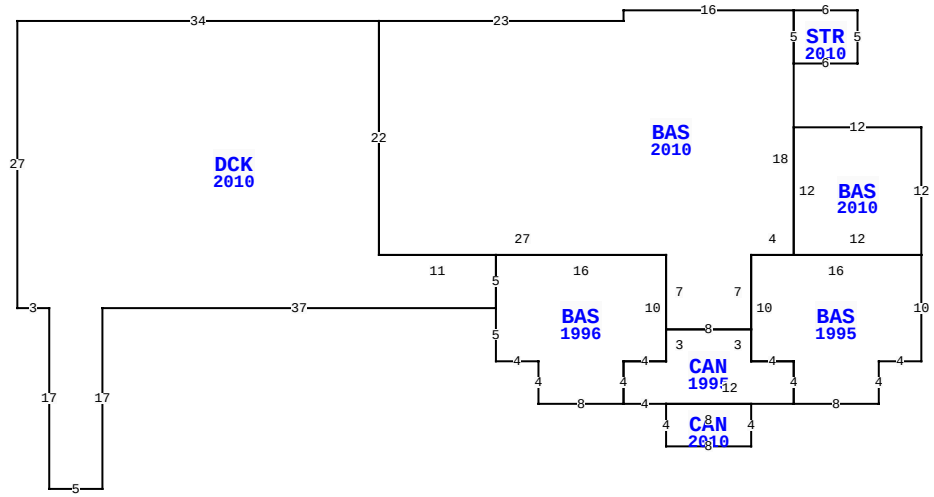
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		16 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	1995	192	12,203
BAS	192	100	1996	192	12,203
BAS	144	100	2010	144	9,152
BAS	930	100	2010	930	59,109
CAN	88	30	1995	26	1,652
CAN	32	30	2010	10	636
DCK	1,058	10	2010	106	6,737
STR	30	10	2010	3	191
TOTALS	2,666			1,603	101,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2102	04	1,603	105.3675	198.62	318,388	1995	1995	0	0	0	68.00	32.00

8 RSTARANT 2 – 0% - 0 Heated Area: 1458 HX Base Yr



BLD DATE	01/15/2020	KK	LGL DATE
XF DATE	01/15/2020	KK	LAND DATE 04/25/2025 DC
INC DATE			AG DATE

251 CREEKSIDE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,448,712
TOTAL MARKET OB/XF VALUE	972,095
TOTAL LAND VALUE - MARKET	738,593
TOTAL MARKET VALUE	3,159,400
SOH/AGL Deduction	0
ASSESSED VALUE	3,159,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,159,400
TOTAL JUST VALUE	3,159,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,092,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000
GRANTOR: AI MARINA INC						
GRANTEE: WINDWARD AMELIA MAR						
2216/1884	8/06/2018	SW	Q	I	05	6,355,800
GRANTOR: AIYB LLC						
GRANTEE: AI MARINA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 S1 W23 DCK=[YR=2010] W34 S27 E3 S17 E5 N17 E37 BAS=[YR=1996] S5 E4 S4 E8 CAN=[YR=1995] E4 CAN=[YR=2010] S4 E8 N4 W8$ E12 BAS=[YR=1995] E8 N4 E4 N10 BAS=[YR=2010] N12 W12 S12 E12$ W16 S10 E4 S4 $ N4 W4 N3 W8 S3 W4 S4$ N4 E4 N10 W16 S5$ N5 W11 N22$ S22 E27 S7 E8 N7 E4 N18 STR=[YR=2010] E6 N5 W6 S5$ N5$.

EXTRA FEATURES

LN	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
61	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	2009	2009	3	52	10,920	
62	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2009	2009	3	35	140	
63	0351	CARPORT MT	0	0	25	16	400.00	SF	10.00	10.00	100	2014	2014	3	60	2,400	

LAND DESCRIPTION

TOTAL OB/XF 13,460

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/30/2024 BY DC Total Acres: 29.87 Total Land Value: 738,593 Market: 0 Agricultural: 0 Common: 738,593 PRINTED 07/30/2025 BY SYS

PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2025

46-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

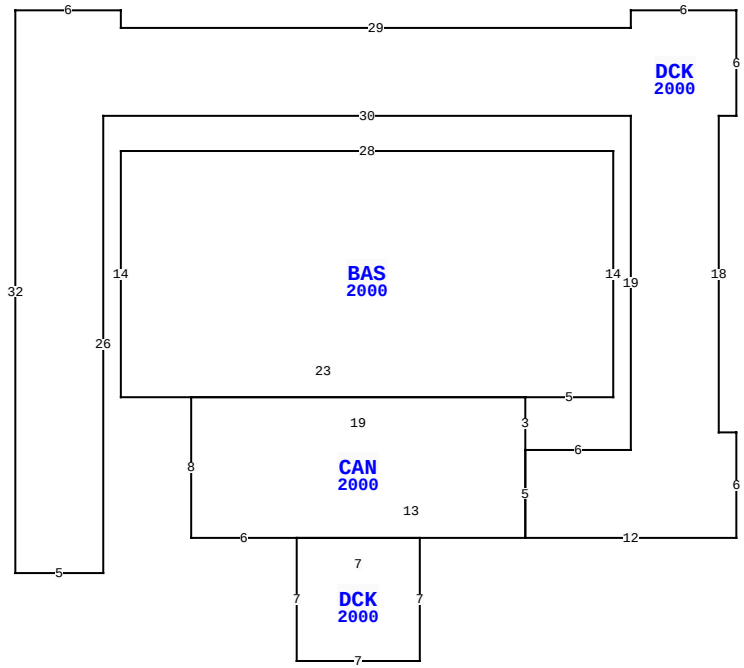
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	23	REINF CONC 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	392	100	2000	392	49,848
CAN	152	30	2000	46	5,850
DCK	49	10	2000	5	636
DCK	503	10	2000	50	6,358
TOTALS	1,096			493	62,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	493	105.8400	178.60	88,050	2000	2000	0	0	0	28.80	71.20

9 RSTRM BLDG – 0% - 0 Heated Area: 392 HX Base Yr



251 CREEKSIDE DR, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE	
XF DATE	01/15/2020	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,448,712
TOTAL MARKET OB/XF VALUE	972,095
TOTAL LAND VALUE - MARKET	738,593
TOTAL MARKET VALUE	3,159,400
SOH/AGL Deduction	0
ASSESSED VALUE	3,159,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,159,400
TOTAL JUST VALUE	3,159,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,092,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000
GRANTOR: AI MARINA INC						
GRANTEE: WINDWARD AMELIA MAR						
2216/1884	8/06/2018	SW	Q	I	05	6,355,800
GRANTOR: AIYB LLC						
GRANTEE: AI MARINA INC						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2000] W6 S1 W29 N1 W6 S32 E5N26E30S19W6CAN=[YR=2000] N3 BAS=[YR=2000] E5N14W28S14E23$W19S8E6 DCK=[YR=2000] S7E7N7W7$E13N5$S5E12N6 W1N18E1N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/30/2024 BY DC Total Acres: 29.87 Total Land Value: 738,593 Market: 0 Agricultural: 0 Common: 738,593 PRINTED 07/30/2025 BY SYS

PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
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AVENTURA, FL 33180

2025

46-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		35 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

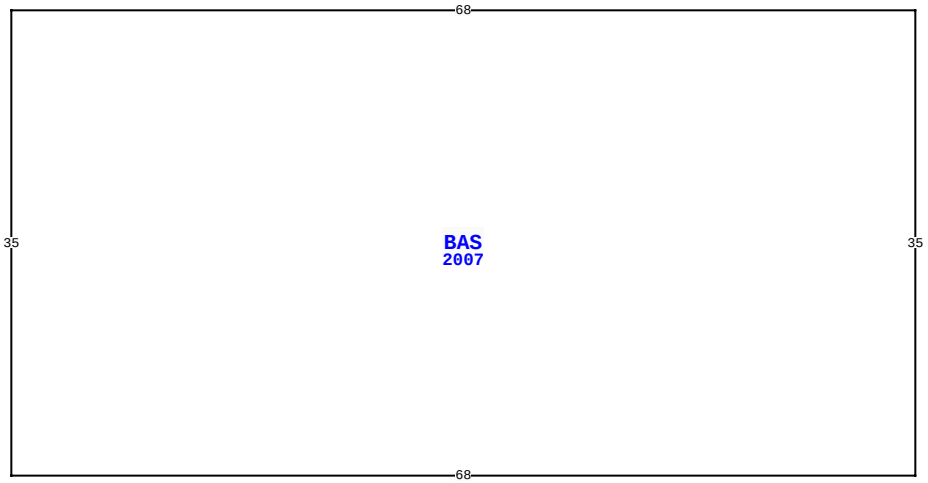
DOR CODE	2000	TRANSIT TERMINALS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,380	100	2007	2,380	40,046
TOTALS	2,380			2,380	40,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,380	63.4200	29.01	69,044	1995	1995	0	0	0	42.00	58.00

10 STOR WAREH – 0% - 0 Heated Area: 2380 HX Base Yr



251 CREEKSIDE DR, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE	
XF DATE	01/15/2020	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,448,712
TOTAL MARKET OB/XF VALUE	972,095
TOTAL LAND VALUE - MARKET	738,593
TOTAL MARKET VALUE	3,159,400
SOH/AGL Deduction	0
ASSESSED VALUE	3,159,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,159,400
TOTAL JUST VALUE	3,159,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,092,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000
GRANTOR: AI MARINA INC						
GRANTEE: WINDWARD AMELIA MAR						
2216/1884	8/06/2018	SW	Q	I	05	6,355,800
GRANTOR: AIYB LLC						
GRANTEE: AI MARINA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68S35E68N35$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/30/2024 BY DC Total Acres: 29.87 Total Land Value: 738,593 Market: 0 Agricultural: 0 Common: 738,593 PRINTED 07/30/2025 BY SYS

PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
2999 NE 191ST ST STE 800
AVENTURA, FL 33180

2025

46-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

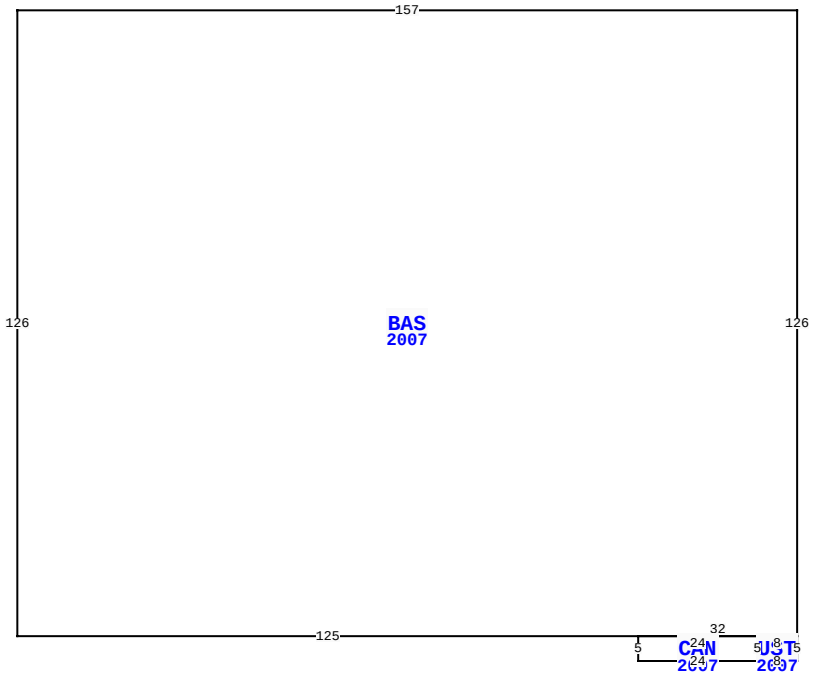
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	29	NONE 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		38 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	19,782	100	2007	19,782	674,468
CAN	120	30	2007	36	1,228
UST	40	50	2007	20	682
TOTALS	19,942			19,838	676,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	19,838	99.3681	45.46	901,835	2003	2003	0	0	0	25.00	75.00

11 STOR WAREH – 0% - 0 Heated Area: 19782 HX Base Yr



BLD DATE	01/15/2020	KK	LGL DATE	
XF DATE	01/15/2020	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

251 CREEKSIDE DR, FERNANDINA BEACH

VALUATION SUMMARY

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GRANTOR: AIYB LLC						
GRANTEE: AI MARINA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W157S126E125CAN=[YR=2007] S5 E24N5UST=[YR=2007] S5E8N5W8$W24$E32 N126$.

EXTRA FEATURES

LN	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

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