PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

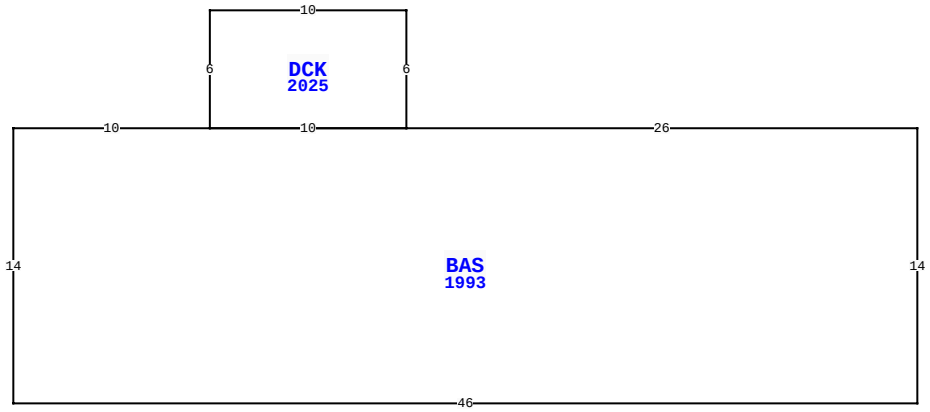
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	1993	644	14,621
DCK	60	15	2025	9	204
TOTALS	704			653	14,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	653	94.6000	75.68	49,419	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 644 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

AMELIA PINES MOBILE HOME PARK WITH (30) TOTAL MOBI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002438	MH MOVE-ON	0	04/05/2018
C5329	CO ISSUED	0	03/09/2011
P14656	OTHER	0	02/01/2011
MH5125	CO ISSUED	0	11/13/2008
P13463	OTHER	0	09/01/2008
M14102	MECH OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W26 W10 W10 S14 E46 N14 $
DCK=[YR=2025;ORIG=-36,-6] E10 S6 W10 N6 $
.

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
47	0752	USP	0	0	20	10	200.00	SF	15.00	15.00	100	2000	2000	3	27	810	
54	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1988	1988	3	20	1,440	
55	0680	POLE SHED	0	0	8	4	32.00	SF	10.00	10.00	100	1995	1995	3	20	64	
56	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1988	1988	3	25	113	
57	0940	SHEDS/PORT	0	0	18	11	198.00	SF	30.00	30.00	100	2000	2000	3	20	1,188	
58	2810	MH SPACE	0	0	0	0	30.00	SF	2,400.00	2,400.00	100	0	0	3	100	72,000	

LAND DESCRIPTION

TOTAL OB/XF 75,615

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	002800	C	PARKNG LOT	0	0005	OR	0.00	0.00	5.78	AC		1.00	1.00	1.55	80,000.00	124,000.00	716,720							

REVIEW DATE 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

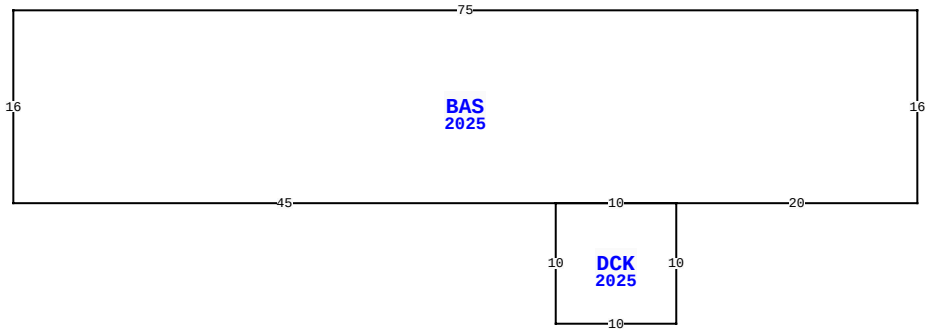
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2025	1,200	35,435
DCK	100	15	2025	15	443
TOTALS	1,300			1,215	35,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,215	115.8000	98.43	119,592	1996	1996	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 2025 Heated Area: 1200 HX Base Yr



BLD DATE	04/21/2020	KK	LGL DATE
XF DATE	04/21/2020	KK	LAND DATE 10/16/2023 DC
INC DATE			AG DATE

78030 SUSI LN, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5077	CO ISSUED	0	06/01/2008
C5079	CO ISSUED	0	06/01/2008
MH5077	MH MOVE-ON	0	06/01/2008
MH5079	MH MOVE-ON	0	06/01/2008
E20872	ELEC OTHER	0	06/01/2008
M13880	MECH OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E75 S16 W20 W10 W45 N16 $
DCK=[YR=2025;ORIG=75,26] E10 S10 W10 N10 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

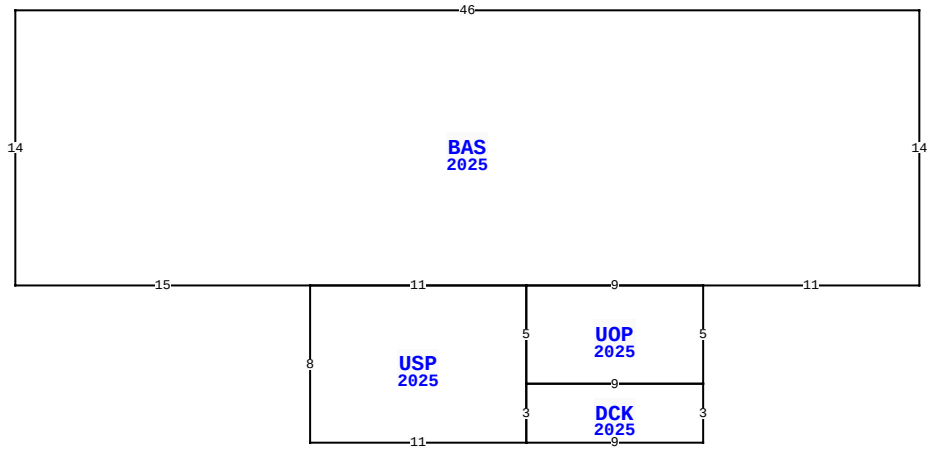
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	2025	644	15,518
DCK	27	15	2025	4	96
UOP	45	25	2025	11	265
USP	88	50	2025	44	1,060
TOTALS	804			703	16,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	703	100.4000	80.32	56,465	1993	1993	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2025 Heated Area: 644 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13886	MECH OTHER	0	06/01/2008
P13250	OTHER	0	06/01/2008
P13260	OTHER	0	06/01/2008
MH3231	MH MOVE-ON	0	08/01/2000
MH982487	MH MOVE-ON	0	12/01/1998
971957	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E46 S14 W11 W9 W11 W15 N14 $
USP=[YR=2025;ORIG=45,24] E11 S5 S3 W11 N8 $
UOP=[YR=2025;ORIG=56,24] E9 S5 W9 N5 $
DCK=[YR=2025;ORIG=56,29] E9 S3 W9 N3 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

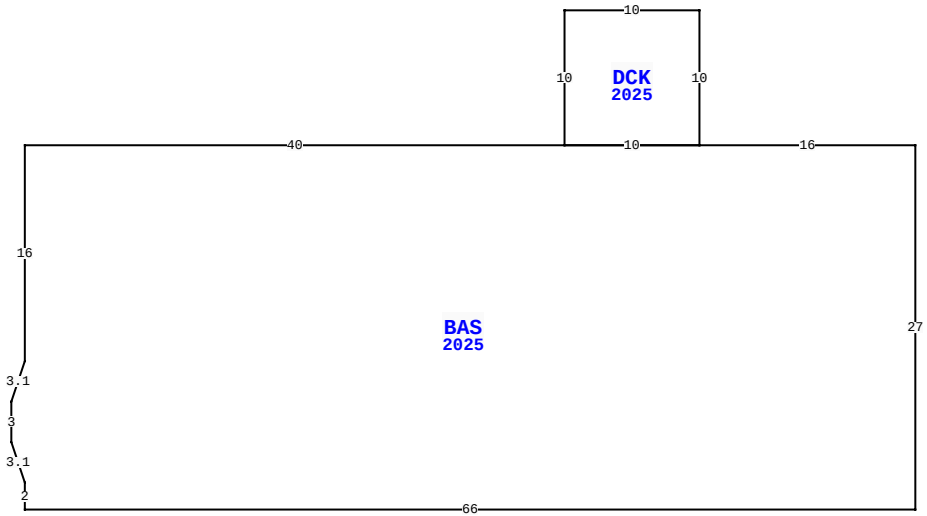
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100	2025	1,788	49,692
DCK	100	15	2025	15	417
TOTALS	1,888			1,803	50,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,803	115.8000	92.64	167,030	1986	1986	0	0	0	70.00	30.00

4 M/H 93- – 0% - 2025 Heated Area: 1788 HX Base Yr



BLD DATE	04/21/2020	KK	LGL DATE
XF DATE	04/21/2020	KK	LAND DATE 10/16/2023 DC
INC DATE			AG DATE

78030 SUSI LN, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7854	CHNGE SRVC	0	12/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E40 E10 E16 S27 W66 N2 U3L1 N3 U3R1 N16 $
DCK=[YR=2025;ORIG=80,10] W10 N10 E10 S10 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

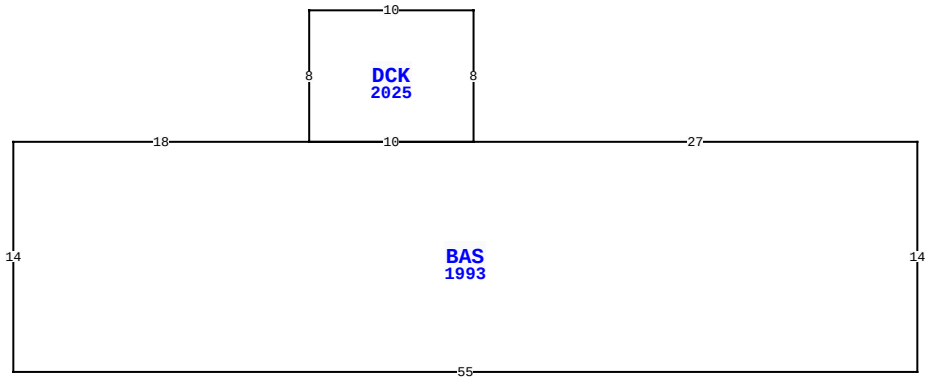
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	1993	770	17,408
DCK	80	15	2025	12	271
TOTALS	850			782	17,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	782	94.2000	75.36	58,932	1980	1980	0	0	0	70.00	30.00

5 M/H 93- – 0% - 2023 Heated Area: 770 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
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Tax Group: 4	Tax Dist:
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TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 W10 W18 S14 E55 N14 $
DCK=[YR=2025;ORIG=-37,-8] E10 S8 W10 N8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

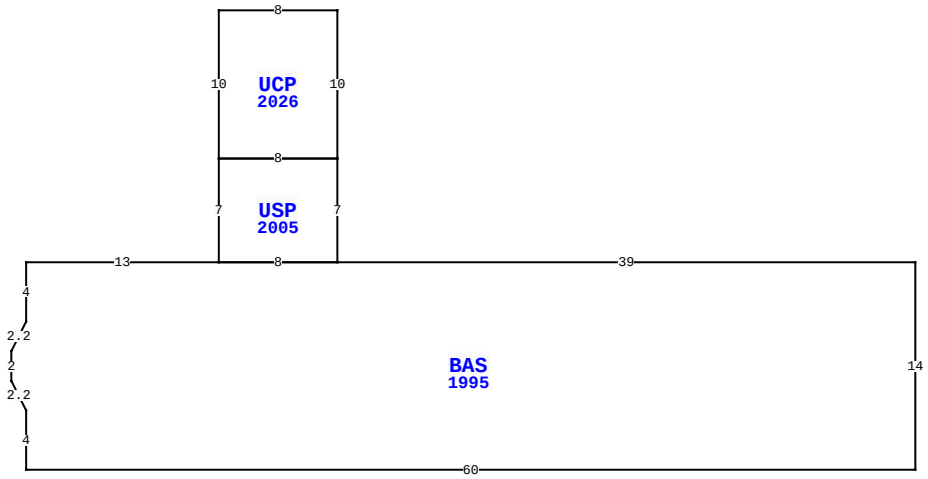
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	844	100	1995	844	20,985
UCP	80	20	2026	16	398
USP	56	50	2005	28	696
TOTALS	980			888	22,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	888	103.6000	82.88	73,597	1984	1984	0	0	0	70.00	30.00

6 M/H 93- – 0% - 2023 Heated Area: 844 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=-61,11] D2R1 S4 E60 N14 W39 W8 W13 S4 D2L1 S2 $
USP=[YR=2005;ORIG=-39,3] N7 W8 S7 E8 $
UCP=[YR=2026;ORIG=-47,-14] E8 S10 W8 N10 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

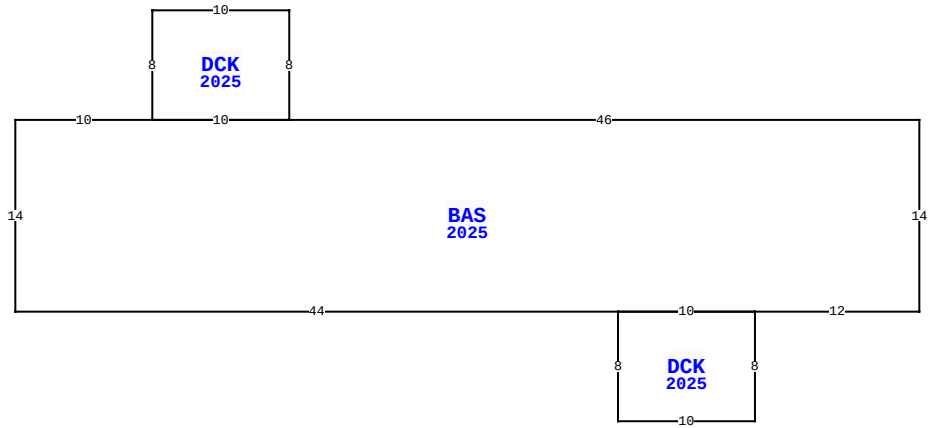
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	38,265
DCK	80	15	2025	12	497
DCK	80	15	2025	12	497
TOTALS	1,084			948	39,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	948	121.8000	103.53	98,146	1998	1998	0	0	0	60.00	40.00

7 M/H 94+ – 0% - 2025 Heated Area: 924 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=37,20] E10 E10 E46 S14 W12 W10 W44 N14 $
DCK=[YR=2025;ORIG=91,34] W10 S8 E10 N8 $
DCK=[YR=2025;ORIG=47,20] E10 N8 W10 S8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

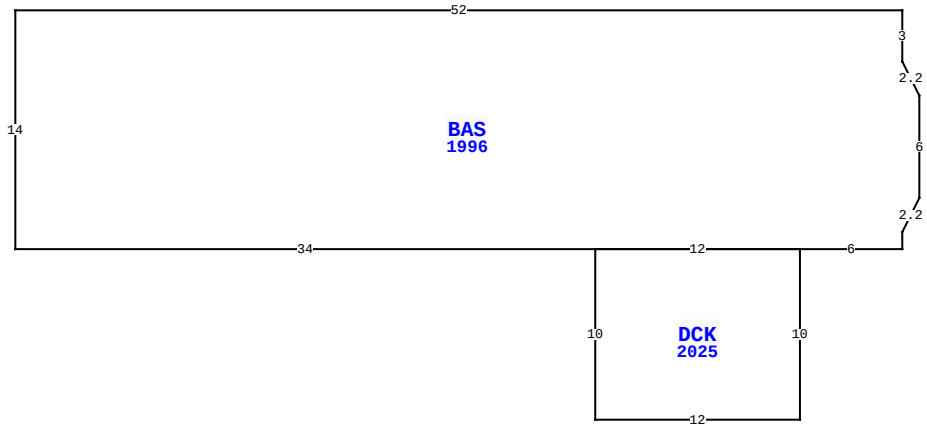
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100	1996	736	18,123
DCK	120	15	2025	18	443
TOTALS	856			754	18,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	754	102.6000	82.08	61,888	1983	1983	0	0	0	70.00	30.00

8 M/H 93- – 0% - 2023 Heated Area: 736 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W52 S14 E34 E12 E6 N1 U2R1 N6 U2L1 N3 $
DCK=[YR=2025;ORIG=-18,14] E12 S10 W12 N10 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

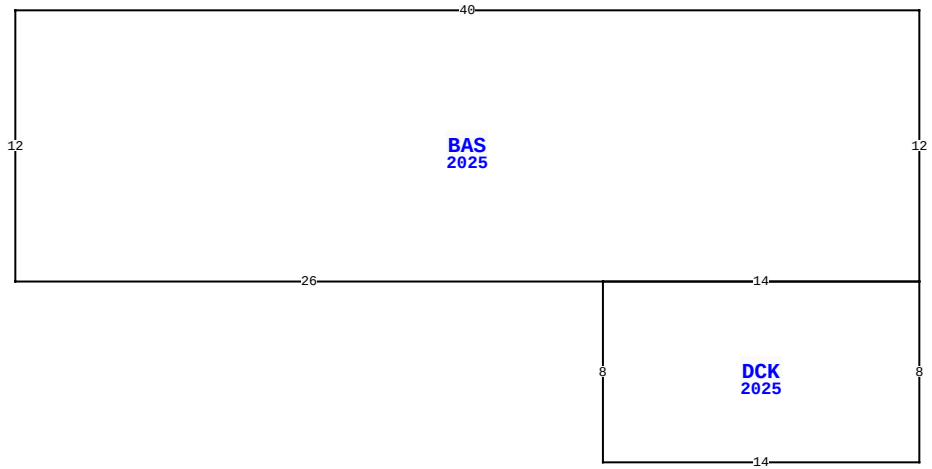
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2025	480	10,575
DCK	112	15	2025	17	374
TOTALS	592			497	10,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	497	91.8000	73.44	36,500	1969	1969	0	0	0	70.00	30.00

9 M/H 93- – 0% - 2025 Heated Area: 480 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=42,10] E40 S12 W14 W26 N12 $
DCK=[YR=2025;ORIG=82,22] W14 S8 E14 N8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

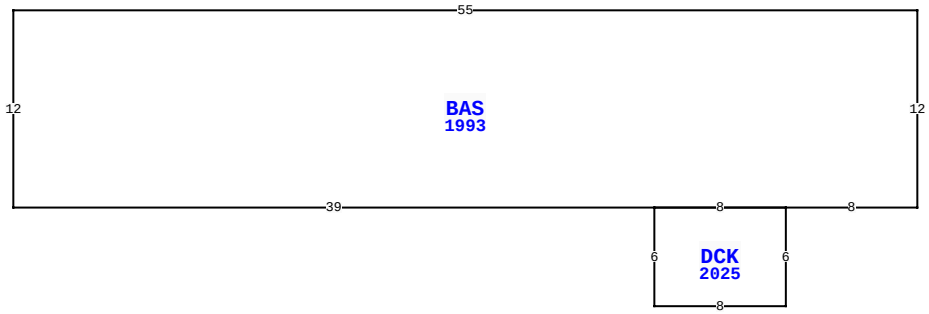
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	1993	660	15,935
DCK	48	15	2025	7	169
TOTALS	708			667	16,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	667	100.6000	80.48	53,680	1977	1977	0	0	0	70.00	30.00

10 M/H 93- – 0% - 2023 Heated Area: 660 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE
XF DATE	04/21/2020	KK	LAND DATE 10/16/2023 DC
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W55 S12 E39 E8 E8 N12 $
DCK=[YR=2025;ORIG=-16,12] E8 S6 W8 N6 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

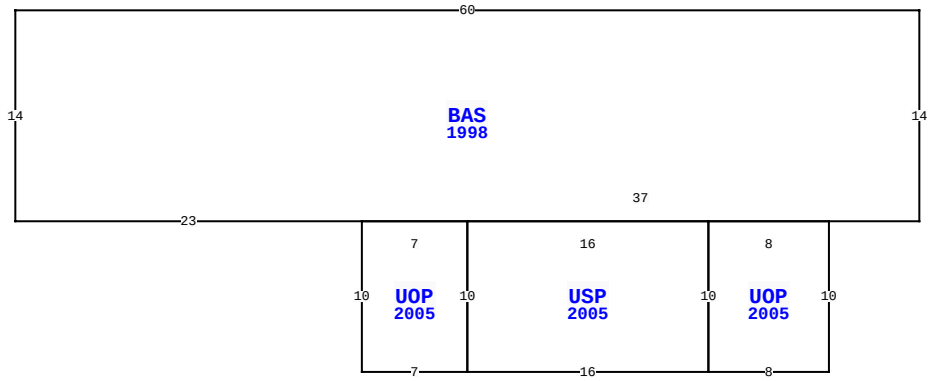
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1998	840	21,128
UOP	70	25	2005	18	453
UOP	80	25	2005	20	503
USP	160	50	2005	80	2,012
TOTALS	1,150			958	24,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	958	104.8000	83.84	80,319	1984	1984	0	0	0	70.00	30.00

11 M/H 93- – 0% - 2023 Heated Area: 840 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S14 E23 UOP=[YR=2005] S10 E7
USP=[YR=2005] E16 UOP=[YR=2005] E8 N10 W8 S10$ N10 W16 S10$
N10 W7$ E37 N14$.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

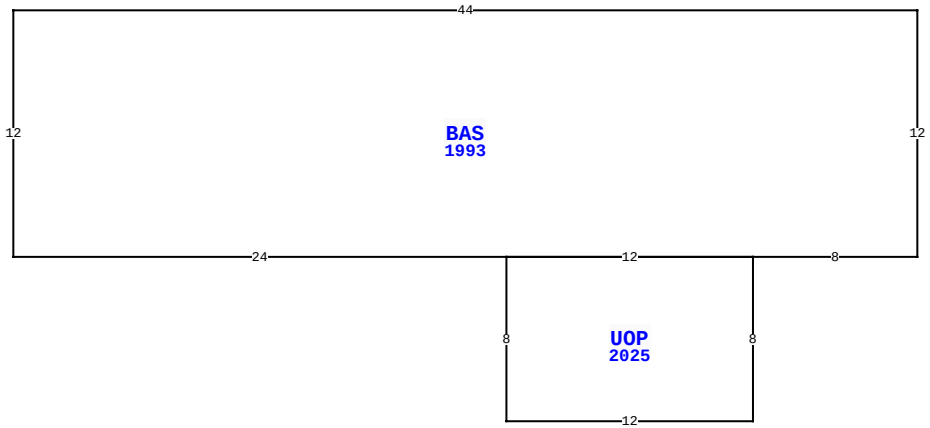
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	1993	528	11,785
UOP	96	25	2025	24	536
TOTALS	624			552	12,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	552	93.0000	74.40	41,069	1974	1974	0	0	0	70.00	30.00

12 M/H 93- – 0% - 2023 Heated Area: 528 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W44 S12 E24 E12 E8 N12 $
UOP=[YR=2025;ORIG=-8,12] W12 S8 E12 N8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

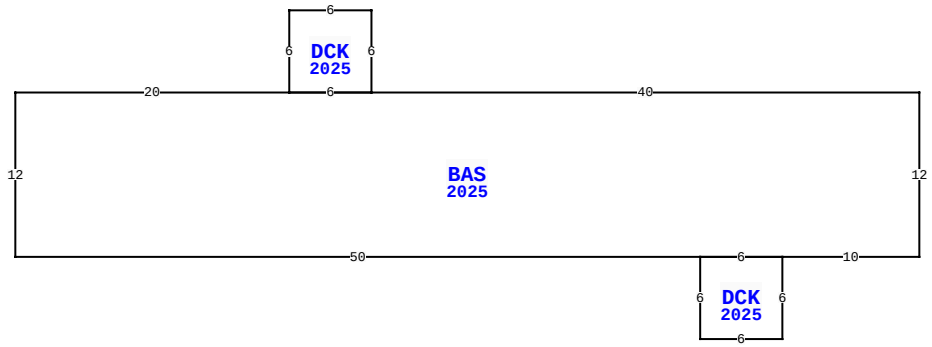
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	2025	792	19,730
DCK	36	15	2025	5	125
DCK	36	15	2025	5	125
TOTALS	864			802	19,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	802	103.8000	83.04	66,598	1974	1974	0	0	0	70.00	30.00

13 M/H 93- – 0% - 2025 Heated Area: 792 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=33,20] E20 E6 E40 S12 W10 W6 W50 N12 $
DCK=[YR=2025;ORIG=89,32] W6 S6 E6 N6 $
DCK=[YR=2025;ORIG=53,20] E6 N6 W6 S6 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

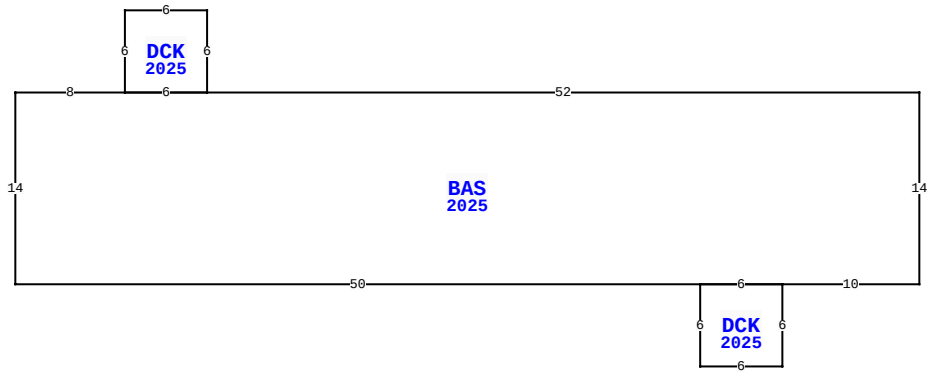
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	23,240
DCK	36	15	2025	5	126
DCK	36	15	2025	5	126
TOTALS	996			934	23,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	934	104.8000	83.84	78,307	1980	1980	0	0	0	70.00	30.00

14 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] E8 E6 E52 S14 W10 W6 W50 N14 $
DCK=[YR=2025;ORIG=70,24] E6 S6 W6 N6 $
DCK=[YR=2025;ORIG=28,10] E6 N6 W6 S6 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

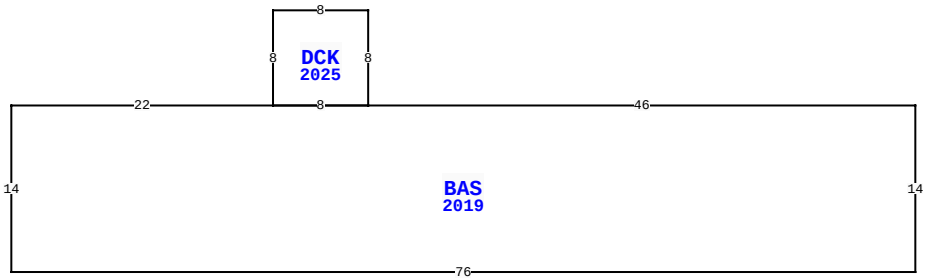
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2019	1,064	31,460
DCK	64	15	2025	10	296
TOTALS	1,128			1,074	31,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,074	123.2000	98.56	105,853	1992	1992	0	0	0	70.00	30.00

15 M/H 93- – 0% - 2023 Heated Area: 1064 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W46 W8 W22 S14 E76 N14 $
DCK=[YR=2025;ORIG=-54,0] E8 N8 W8 S8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

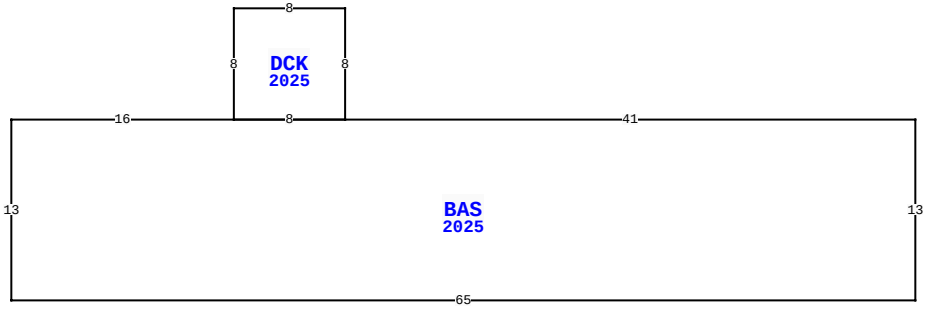
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	845	100	2025	845	21,051
DCK	64	15	2025	10	249
TOTALS	909			855	21,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	855	103.8000	83.04	70,999	1985	1985	0	0	0	70.00	30.00

16 M/H 93- – 0% - 2025 Heated Area: 845 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE		
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E16 E8 E41 S13 W65 N13 $
DCK=[YR=2025;ORIG=46,2] E8 S8 W8 N8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

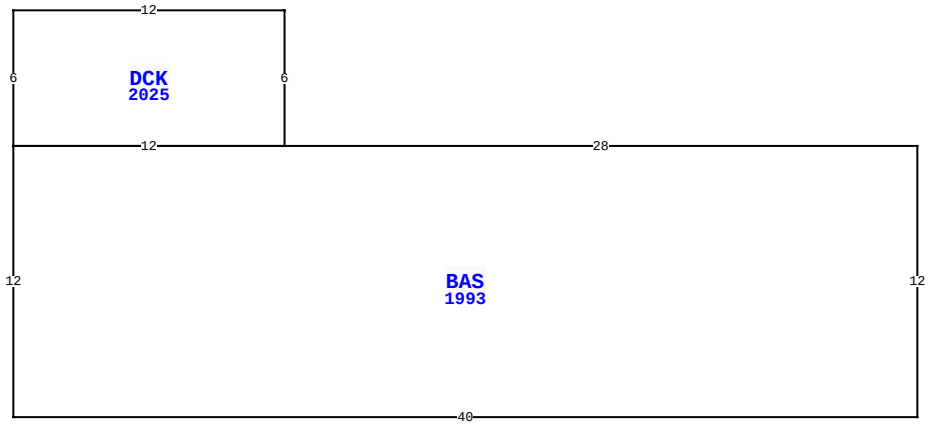
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	11,635
DCK	72	15	2025	11	267
TOTALS	552			491	11,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	491	101.0000	80.80	39,673	1970	1970	0	0	0	70.00	30.00

17 M/H 93- – 0% - 2023 Heated Area: 480 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W28 W12 S12 E40 N12 $
DCK=[YR=2025;ORIG=-40,-6] E12 S6 W12 N6 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

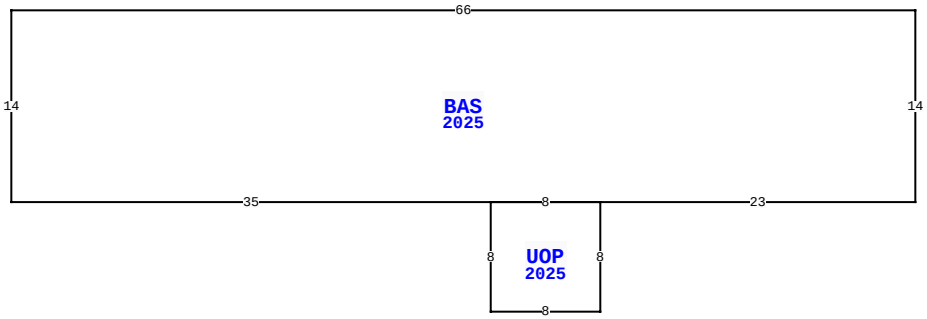
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	23,019
UOP	64	25	2025	16	399
TOTALS	988			940	23,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	940	103.8000	83.04	78,058	1983	1983	0	0	0	70.00	30.00

18 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E66 S14 W23 W8 W35 N14 $
UOP=[YR=2025;ORIG=65,24] E8 S8 W8 N8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

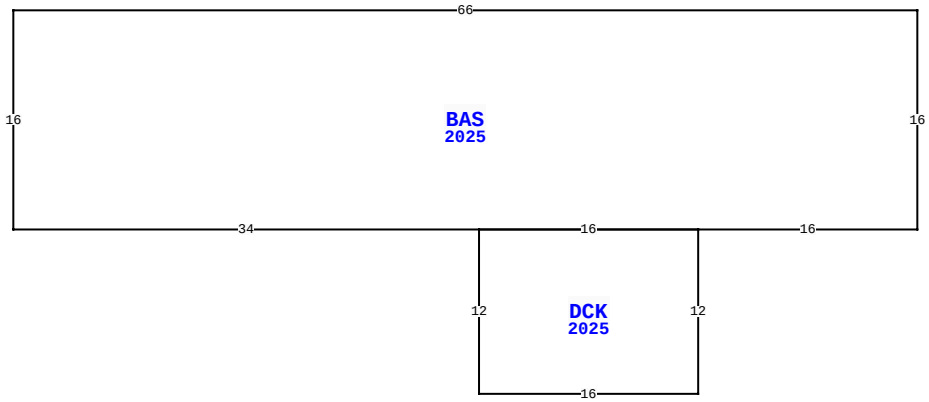
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2025	1,056	33,068
DCK	192	15	2025	29	908
TOTALS	1,248			1,085	33,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,085	122.8000	104.38	113,252	1996	1996	0	0	0	70.00	30.00

19 M/H 94+ – 0% - 2025 Heated Area: 1056 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] E66 S16 W16 W16 W34 N16 $
DCK=[YR=2025;ORIG=54,26] E16 S12 W16 N12 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

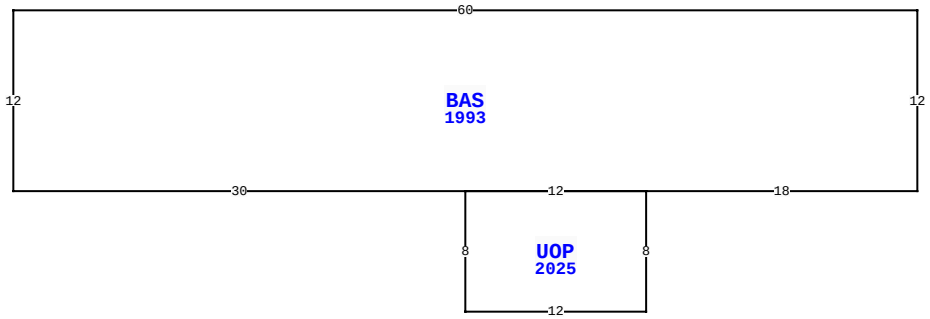
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	16,865
UOP	96	25	2025	24	562
TOTALS	816			744	17,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	97.6000	78.08	58,092	1979	1979	0	0	0	70.00	30.00

20 M/H 93- – 0% - 2023 Heated Area: 720 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE
XF DATE	04/21/2020	KK	LAND DATE 10/16/2023 DC
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,-3] W60 S12 E30 E12 E18 N12 $
UOP=[YR=2025;ORIG=-30,9] E12 S8 W12 N8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

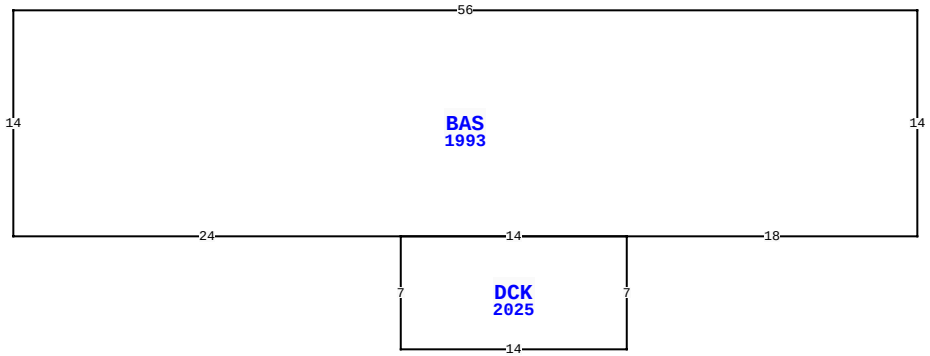
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	22,767
DCK	98	15	2025	15	436
TOTALS	882			799	23,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	799	121.0000	96.80	77,343	1984	1984	0	0	0	70.00	30.00

21 M/H 93- – 0% - 2023 Heated Area: 784 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W56 S14 E24 E14 E18 N14 $
DCK=[YR=2025;ORIG=-32,14] E14 S7 W14 N7 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

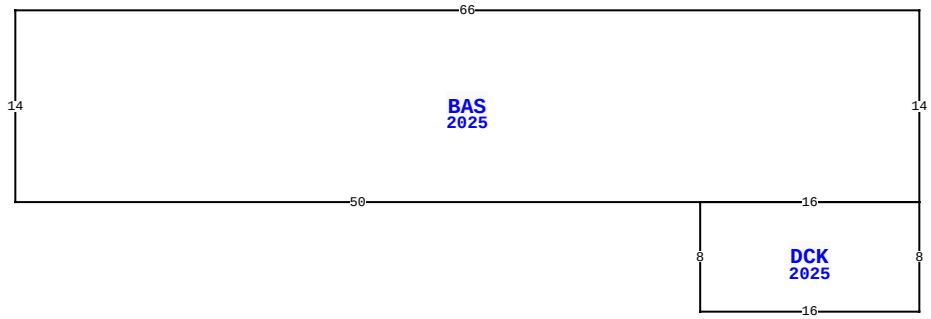
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	21,688
DCK	128	15	2025	19	446
TOTALS	1,052			943	22,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	943	97.8000	78.24	73,780	1983	1983	0	0	0	70.00	30.00

22 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 22 of 29 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E66 S14 W16 W50 N14 $
DCK=[YR=2025;ORIG=80,24] E16 S8 W16 N8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

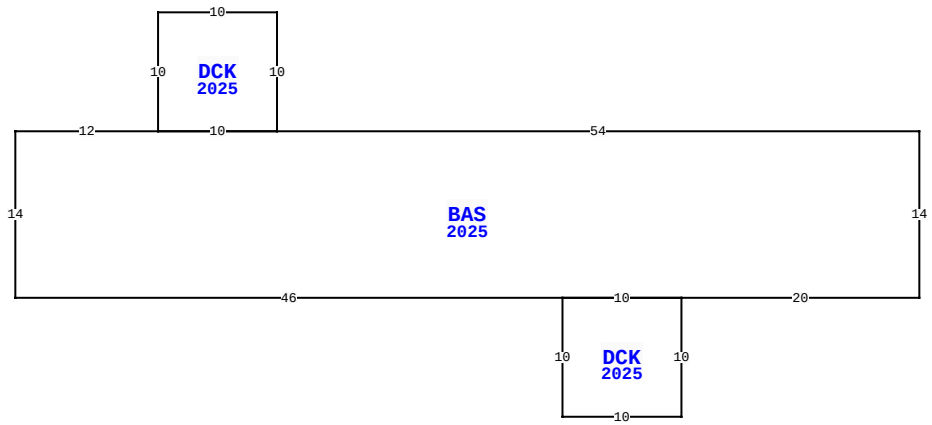
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2025	1,064	30,848
DCK	100	15	2025	15	435
DCK	100	15	2025	15	435
TOTALS	1,264			1,094	31,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,094	120.8000	96.64	105,724	1993	1993	0	0	0	70.00	30.00

23 M/H 93- – 0% - 2025 Heated Area: 1064 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] E12 E10 E54 S14 W20 W10 W46 N14 $
DCK=[YR=2025;ORIG=32,0] E10 S10 W10 N10 $
DCK=[YR=2025;ORIG=76,24] W10 S10 E10 N10 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

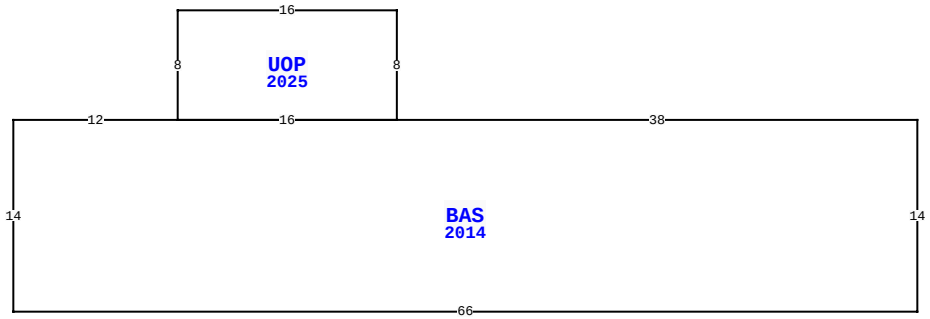
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2014	924	21,755
UOP	128	25	2025	32	753
TOTALS	1,052			956	22,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	956	98.1000	78.48	75,027	1983	1983	0	0	0	70.00	30.00

24 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W38 W16 W12 S14 E66 N14 $
UOP=[YR=2025;ORIG=-54,-8] E16 S8 W16 N8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

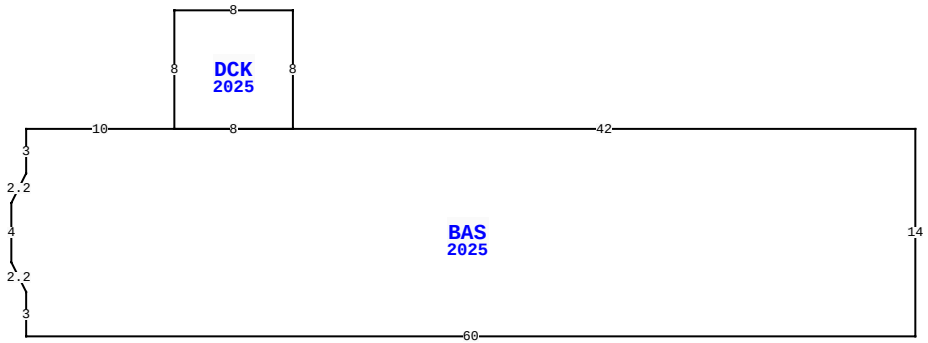
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	846	100	2025	846	19,857
DCK	64	15	2025	10	235
TOTALS	910			856	20,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	856	97.8000	78.24	66,973	1984	1984	0	0	0	70.00	30.00

25 M/H 93- – 0% - 2025 Heated Area: 846 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E10 E8 E42 S14 W60 N3 U2L1 N4 U2R1 N3 $
DCK=[YR=2025;ORIG=40,2] E8 S8 W8 N8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

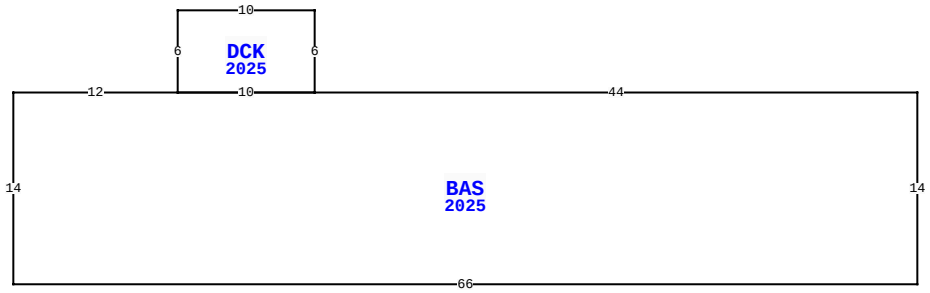
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	21,688
DCK	60	15	2025	9	211
TOTALS	984			933	21,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	933	97.8000	78.24	72,998	1987	1987	0	0	0	70.00	30.00

26 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E12 E10 E44 S14 W66 N14 $
DCK=[YR=2025;ORIG=42,4] E10 S6 W10 N6 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

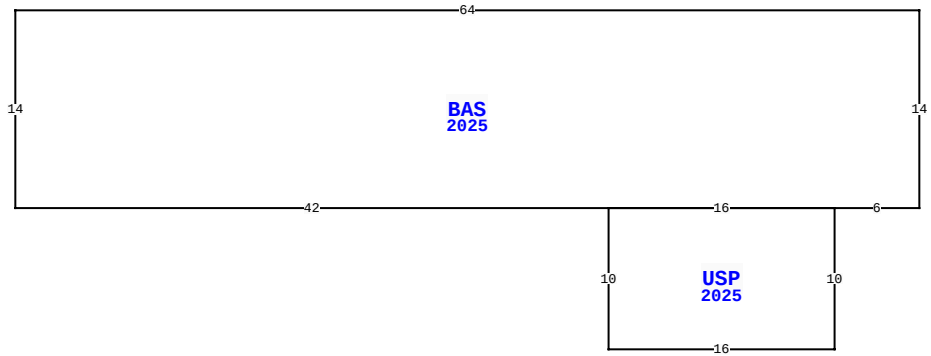
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2025	896	19,311
USP	160	50	2025	80	1,724
TOTALS	1,056			976	21,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	976	89.8000	71.84	70,116	1989	1989	0	0	0	70.00	30.00

27 M/H 93- – 0% - 2025 Heated Area: 896 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E64 S14 W6 W16 W42 N14 $
USP=[YR=2025;ORIG=72,24] E16 S10 W16 N10 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

BUILDING CHARACTERISTICS

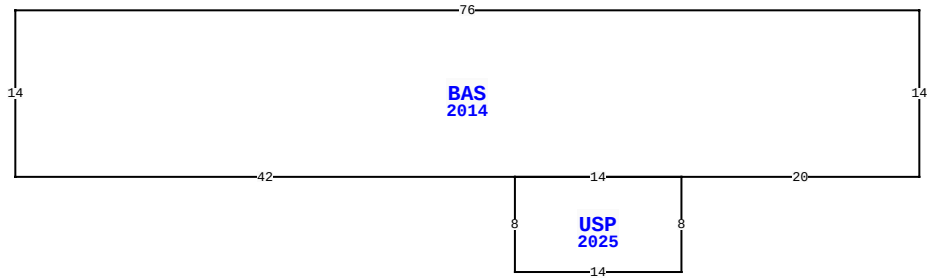
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2014	1,064	29,826
USP	112	50	2025	56	1,570
TOTALS	1,176			1,120	31,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,120	116.8000	93.44	104,653	1991	1991	0	0	0	70.00	30.00

29 M/H 93- – 0% - 2023 Heated Area: 1064 HX Base Yr



BLD DATE	04/21/2020	KK	LGL DATE
XF DATE	04/21/2020	KK	LAND DATE 10/16/2023 DC
INC DATE			AG DATE

78030 SUSI LN, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W76 S14 E42 E14 E20 N14 $
USP=[YR=2025;ORIG=-34,14] E14 S8 W14 N8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS

PT OR 2579/1785
PAR 13 14-6 1-1 14-3 IN SEC 54

AMELIA PINES LLC
16122 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

2025

50-3N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT

MAP NUM | MKT AREA 04

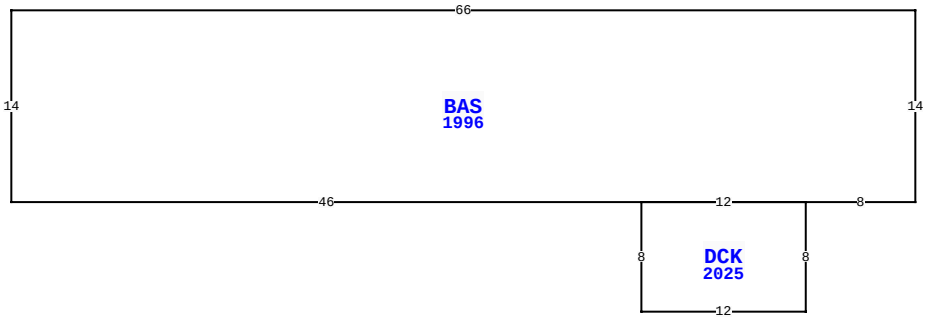
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1996	924	23,418
DCK	96	15	2025	14	355
TOTALS	1,020			938	23,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	938	105.6000	84.48	79,242	1983	1983	0	0	0	70.00	30.00

30 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



78030 SUSI LN, YULEE

BLD DATE	04/21/2020	KK	LGL DATE	
XF DATE	04/21/2020	KK	LAND DATE	10/16/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,814
TOTAL MARKET OB/XF VALUE	75,615
TOTAL LAND VALUE - MARKET	716,720
TOTAL MARKET VALUE	1,472,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,472,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,472,149
TOTAL JUST VALUE	1,472,149
NCON VALUE	392,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1785	7/14/2022	SW	Q	I	01	1,500,000
GRANTOR: WEISZ REAL ESTATE & M						
GRANTEE: AMELIA PINES LLC						
1560/1741	4/14/2008	WD	Q	I		625,000
GRANTOR: JONES & HALL VENTURES						
GRANTEE: WEISZ REAL ESTATE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W66 S14 E46 E12 E8 N14 $
DCK=[YR=2025;ORIG=-20,14] E12 S8 W12 N8 $
.

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 04/21/2020 BY KK Total Acres: 5.78 Total Land Value: 716,720 Market: 0 Agricultural: 0 Common: 716,720 PRINTED 07/30/2025 BY SYS