

LOTS 9 THRU 11
IN OR 1803/1050
MAGNOLIA POINT PB 5/344

VIJUK PROPERTIES LLC/
29 SALT MARSH DR
AMELIA ISLAND, FL 32034

2026

00-00-30-037M-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	32	100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		21 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1600 COMMUNITY SHOPPING

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,690	100	2001	15,690	1,072,600
CAN	1,470	30	2001	441	30,148
CAN	1,470	30	2001	441	30,148
FST	30	50	2001	15	1,026
FST	30	50	2001	15	1,026

TOTALS 18,690 16,602 1,134,946

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
1	0803	ASPHALT C	0	0	0	0	30,150.00	SF	2.00	2.00	100	2001	2001	3	50	30,150	
2	0400	CONC CURB	0	0	0	0	945.00	LF	15.00	15.00	100	2001	2001	3	83	11,765	
3	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2001	2001	3	83	394	
4	0978	SECURTY LT	0	0	0	0	11.00	UT	450.00	450.00	100	2001	2001	3	48	2,376	
5	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2001	2001	3	77	360	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001600	C	SH CTR COM	0		CI	0.00	0.00	87,556.00	SF		1.00	1.00	1.00	12.00	12.00	1,050,672							

REVIEW DATE 07/12/2024 BY KBA

MARKET ADJUSTMENTS														TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	16,602	87.9795	97.66	1,621,351	2001	2001	0	0	0	30.00	70.00														
1 NBHD SHOP 0% - 0														Heated Area: 15690				HX Base Yr								
														CAN 22101												
														BAS 2001												
														CAN 22101												

BLD DATE	XF DATE	INC DATE	05/14/2026	REA	LGL DATE	LAND DATE	05/07/2026	DC
----------	---------	----------	------------	-----	----------	-----------	------------	----

TOTAL OB/XF													45,045									
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--------	--	--	--	--	--	--	--	--	--

TOTAL OB/XF													45,045									
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--------	--	--	--	--	--	--	--	--	--

Total Acres: 2.01 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	8
VALUATION BY		DIRECT_CAP	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,918,515	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,918,515	
SOH/AGL Deduction		419,697	
ASSESSED VALUE		1,498,818	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,498,818	
TOTAL JUST VALUE		1,918,515	
NCON VALUE		0	
INCOME VALUE		1918515	
PREVIOUS YEAR MKT VALUE		1,745,843	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010832	REMODEL	45,000	12/06/2017
17008450	REMODEL	30,000	09/25/2017
B1632676	FIRE WALL	14,000	07/01/2016
P1317013	OTHER	0	11/01/2013
E1225649	NEW CONSTR	0	12/01/2012
B1226619	REMODEL	11,000	11/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1803/1050	7/11/2012	WD	Q	I	01
					SALE PRICE
					1,061,300

GRANTOR: BEAM FLORIDA PROPERTY
GRANTEE: VIJUK PROPERTIES LL
0940/1514 7/17/2000 WD Q V 485,000
GRANTOR: BOSCO ENTERPRISES
GRANTEE: BEAM FLORIDA PROPER

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2001] W210 S7 BAS=[YR=2001] S35 FST=[YR=2001] S5 E6
N5 W6\$ E6 S5 W6 S35 CAN=[YR=2001] S7 E210 N7 W210\$ E210 N35
FST=[YR=2001] N5 W6 S5 E6\$ W6 N5 E6 N35 W210\$ E210 N7\$.

PRINTED 07/09/2026 BY SYS