PT OF LOT 97 S-2
IN OR 1511/713
ESMT IN OR 989/1859

CORNERSTONE OF AMELIA LLC
9900 AMELIA ISLAND PKWY #200
FERNANDINA BEACH, FL 32034

2026

00-00-30-044B-0097-0020

BUILDING CHARACTERISTICS

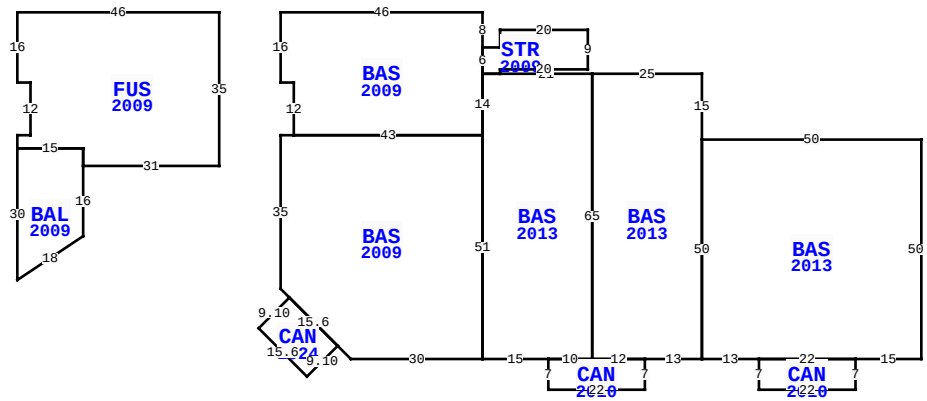
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		26 100
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 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	375	15	2009	56	5,584
BAS	1,252	100	2009	1,252	124,855
BAS	2,218	100	2009	2,218	221,190
BAS	1,625	100	2013	1,625	162,053
BAS	1,625	100	2013	1,625	162,053
BAS	2,500	100	2013	2,500	249,312
CAN	154	30	2010	46	4,587
CAN	154	30	2010	46	4,587
CAN	154	30	2024	46	4,587
FUS	1,514	100	2009	1,514	150,983
TOTALS	11,775			10,948	1,091,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	10,948	106.9572	118.72	1,299,747	2009	2009	0	0	0	16.00	84.00

1 NBHD SHOP 0% - 0 Heated Area: 10734 HX Base Yr



** This building has 11 Sub-Areas

9900 AMELIA ISLAND PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,254,242
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,254,242
SOH/AGL Deduction	378,899
ASSESSED VALUE	1,875,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,875,343
TOTAL JUST VALUE	2,254,242
NCON VALUE	0
INCOME VALUE	2254242
PREVIOUS YEAR MKT VALUE	2,083,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2024-0	wall sign and the	0	03/21/2024
SIGN-2024-0		0	01/19/2024
20230047	FRONT CANOPY 10X1	7,179	06/26/2023
20220273	INTERIOR IMPRVMNT	261,969	06/17/2022
20151565	PRIMELENDING	28,600	07/06/2015
B25808	CO ISSUED	0	05/04/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/0713	7/10/2007	WD	Q	V		953,000
GRANTOR: PARKWAY A1A LLC						
GRANTEE: CORNERSTONE OF AMEL						
1421/1179	6/20/2006	WD	Q	V	06	231,000
GRANTOR: NAVON GIL & ZIN & RON						
GRANTEE: PARKWAY A1A LLC						

BUILDING NOTES

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	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2009	2009	3	91	432	
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2009	2009	3	100	10,000	
3	0400	CONC CURB	0	0	0	0	1,038.00	LF	15.00	15.00	100	2009	2009	3	91	14,169	
4	0803	ASPHALT C	0	0	0	0	20,550.00	SF	2.00	2.00	100	2009	2009	3	60	24,660	
5	0812	CONCRETE C	0	0	0	0	1,345.00	SF	4.00	4.00	100	2009	2009	3	88	4,734	
6	0812	CONCRETE C	0	0	0	0	3,670.00	SF	4.00	4.00	100	2009	2009	3	88	12,918	
7	2011	RVLT DR 7"	0	0	0	0	1.00	UT	23,000.00	23,000.00	100	2009	2009	3	97	22,310	
8	1075	TRELLIS G	0	0	0	0	473.00	SF	35.00	35.00	100	2009	2009	3	48	7,946	
9	1126	CB/STC 8"	0	0	8	6	48.00	SF	8.00	8.00	100	2009	2009	3	88	338	
10	0097	AWNING CN	0	0	0	0	85.00	SF	65.00	65.00	100	2009	2009	3	48	2,652	

BUILDING DIMENSIONS

BAS=[YR=2013;LABEL=ste:500-600;ORIG=0,0] W50 S50 E13 E22 E15 N50 $
BAS=[YR=2009;LABEL=ste:200;ORIG=-100,-1] W43 W3 S35 D2R2 D11R11 D3R3 E30 N51 $
BAS=[YR=2013;LABEL=ste:300;ORIG=-75,-15] W21 W4 S14 S51 E15 E10 N65 $
BAS=[YR=2013;LABEL=ste:400;ORIG=-75,-15] E25 S15 S50 W13 W12 N65 $
FUS=[YR=2009;ORIG=-160,6] N35 W46 S16 E3 S12 W3 S3 E15 S4 E31 $
BAS=[YR=2009;LABEL=ste:100;ORIG=-146,-29] E46 S8 S6 S14 W43 N12 W3 N16 $

LAND DESCRIPTION

TOTAL OB/XF 100,159

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	001610	C	SH CTR NHD	0	0004	C-2	0.00	0.00	57,063.00	SF		1.00	1.00	1.20	15.00	18.00	1,027,134							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS