

SKYWAY AMELIA LLC
3222 AMELIA RD
FERNANDINA BEACH, FL 32034

00-00-30-044B-0105-0002

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE										525,056		
TOTAL MARKET OB/XF VALUE										75,234		
TOTAL LAND VALUE - MARKET										645,231		
TOTAL MARKET VALUE										1,245,521		
SOH/AGL Deduction										216,164		
ASSESSED VALUE										1,029,357		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										1,029,357		
TOTAL JUST VALUE										1,245,521		
NCON VALUE										29,995		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,040,844		
PERMIT NUM		DESCRIPTION				AMT			ISSUED			
2026-0023		BUILD OUT UNIT 5				50,000			03/18/2026			
2026-0022		BUILD OUT FOR UNI				39,000			03/11/2026			
2026-0021		BUILD OUT UNIT 1				12,000			03/11/2026			
2023-0093		NEW BUSINESS OFFI				1,931,414			12/30/2024			
20200043		ROOF				15,000			10/21/2020			
20190079		NEW CONSTR				274,864			11/18/2019			
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE			
2147/1012		9/22/2017		WD	U	V	V	12	250,000			
GRANTOR: CBC NATIONAL BANK												
GRANTEE: SKYWAY AMELIA LLC												
1848/0251		4/01/2013		CT	U	V	V	18	100			
GRANTOR: CLERK OF COURT												
GRANTEE: CBC NATIONAL BANK												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2020;ORIG=0,0] W7 W29 S28 S5 S8 W12 S20 S16 E12 E28 N36 E4 N8 E4 N20 N13 \$												
FST=[YR=2020;ORIG=15,0] E30 E4 S4 W4 S8 W30 N12 \$												
CAN=[YR=2020;ORIG=-36,77] S8 E28 N8 W28 \$												
CAN=[YR=2020;ORIG=-48,41] W8 S20 E8 N20 \$												
CAN=[YR=2020;ORIG=-7,0] N3 W22 S3 E22 \$												
STR=[YR=2020;ORIG=45,0] N15 E4 S15 W4 \$												
CAN=[YR=2020;ORIG=0,13] E3 N16 W3 S3 S13 \$												
PTO=[YR=2020;ORIG=3,13] E1 N16 W1 S16 \$												
CAN=[YR=2020;ORIG=-36,28] W3 S5 E3 N5 \$												
PTO=[YR=2020;ORIG=-39,28] W2 S5 E2 N5 \$												
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
45,231												
Common: 645,231												
PRINTED 07/09/2026 BY SYS												

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2															
ELEMENT		CD		CONSTRUCTION						TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
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