

BLOCK 2 PT LOTS 22 23 24  
IN OR 2416/121  
A/K/A TRACT # 4

AMELIA HOMES INC/  
2164 SADLER RD  
FERNANDINA BEACH, FL 32034

2026

00-00-30-0600-0002-0224



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 25 MOD METAL 100  |
| Roof Structur            | 10 STEEL FRME 100 |
| Roof Cover               | 01 MINIMUM 100    |
| Interior Wall            | 01 MINIMUM 100    |
| Interior Floo            | 03 CONC FINSH 100 |
| Ceiling                  | 03 PART.FIN. 100  |
| Air Condition            | 01 NONE 100       |
| Heating Type             | 01 NONE 100       |
| Plumbing                 | 4 100             |
| Frame                    | 05 STEEL 100      |
| Story Height             | 16 100            |
| RMS                      | 6 100             |
| Stories                  | 1. 1. 100         |
| Class                    | 00 . 100          |
| Units                    | 0 100             |
| BUD8 Adjustme            | 02 DIST FB 100    |
| Occupancy                | 00 OWNER OCC 100  |

|          |                       |
|----------|-----------------------|
| Quality  | 04 Quality Level 04   |
| DOR CODE | 1200 STORE/OFFICE/RES |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 01 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2004.00 |
|------------------|---------|

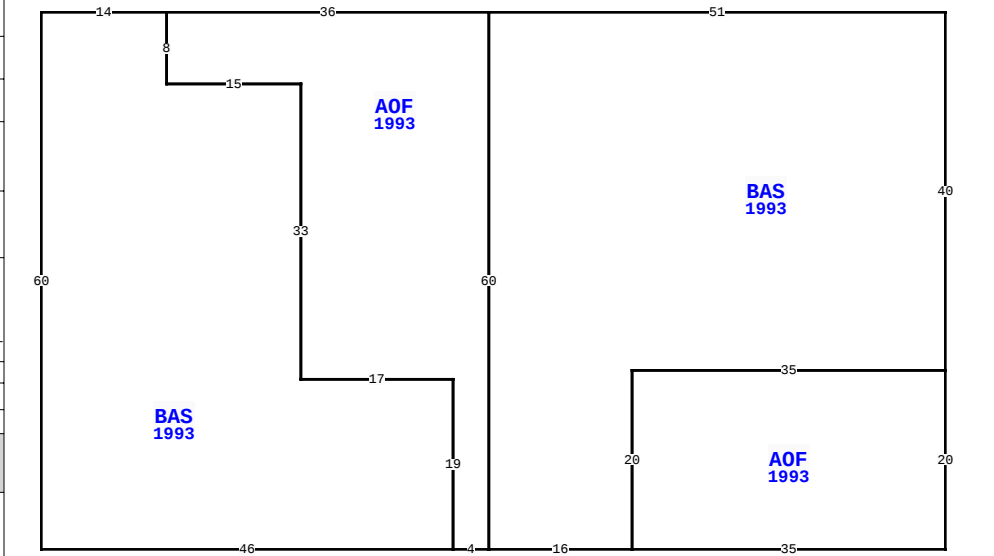
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| AOF       | 700              | 185         | 1993 | 1,295        | 23,845               |
| AOF       | 1,057            | 185         | 1993 | 1,955        | 35,997               |
| BAS       | 1,943            | 100         | 1993 | 1,943        | 35,776               |
| BAS       | 2,360            | 100         | 1993 | 2,360        | 43,454               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 6,060 |  |  | 7,553 | 139,072 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |           |    |        |
|----------------|------------|-------------|-----|-----|----|---|-----------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS     | UT | Adj R  |
| 1              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0 | 18,985.00 | SF | 2.00   |
| 2              | 0423       | CL FNC 5'   | 0   | 0   | 0  | 0 | 47.00     | LF | 6.85   |
| 3              | 0465       | FNC GT 15'  | 0   | 0   | 0  | 0 | 1.00      | UT | 562.50 |
| 4              | 0810       | CONCRETE A  | 0   | 0   | 10 | 6 | 60.00     | SF | 6.50   |
| 5              | 0476       | VF 6 SBPL   | 0   | 0   | 0  | 0 | 14.00     | LF | 32.00  |
| 6              | 0445       | BOX FNC 5'  | 0   | 0   | 0  | 0 | 20.00     | LF | 8.10   |
| 7              | 0978       | SECURITY LT | 0   | 0   | 0  | 0 | 3.00      | UT | 450.00 |
| 8              | 6001       | ROLLUP DR   | 0   | 0   | 0  | 0 | 3.00      | UT | 400.00 |
| 9              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 304.00    | SF | 6.50   |
| 10             | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 392.00    | SF | 6.50   |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 001200   | C   | STORE COMB           | 0   | 0003 | C-2      | 0.00  | 0.00  | 34,800.00   |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |      |        |       |  |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 4803                                             | 06  | 7,553     | 92.2979     | 43.84          | 331,124        | 1973 | 1990 |      | 0    | 0    | 58.00  | 42.00 |  |
| 1 STOR WAREH 0% - 0 Heated Area: 6060 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |



2162 SADLER RD, FERNANDINA BEACH

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 03/08/2019 | KK | LGL DATE  |            |
| XF DATE  |            |    | LAND DATE | 05/07/2026 |
| INC DATE |            |    | AG DATE   | DC         |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 2 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 552,882   |             |
| TOTAL MARKET OB/XF VALUE  |  | 25,206    |             |
| TOTAL LAND VALUE - MARKET |  | 330,600   |             |
| TOTAL MARKET VALUE        |  | 908,688   |             |
| SOH/AGL Deduction         |  | 129,351   |             |
| ASSESSED VALUE            |  | 779,337   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 779,337   |             |
| TOTAL JUST VALUE          |  | 908,688   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  | 708488    |             |
| PREVIOUS YEAR MKT VALUE   |  | 708,488   |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20141384   | H/AC        | 3,610  | 06/26/2014 |
| 20122494   | REPAIR/RRF  | 12,000 | 12/12/2012 |
| 20101743   | SIGN        | 200    | 10/08/2010 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2416/0121                      | 12/04/2020 | WD        | Q   | I   | 01     | 825,500    |
| GRANTOR: BAIA ANTHONY J        |            |           |     |     |        |            |
| GRANTEE: AMELIA HOMES INC      |            |           |     |     |        |            |
| 0879/0568                      | 4/16/1999  | WD        | Q   | I   |        | 367,000    |
| GRANTOR: CLOWER CLOWER & CLOWE |            |           |     |     |        |            |
| GRANTEE: BAIA ANTHONY J D/B/   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                        |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W51 AOF=[YR=1993] W36 BAS=[YR=1993] W14 S60 E46 N19 W17 N33 W15 N8 \$ S8 E15 S33 E17 S19 E4 N60 \$ S60 E16 AOF=[YR=1993] E35 N20 W35 S20 \$ N20 E35 N40 \$ . |  |  |  |  |  |  |  |  |  |

**AMELIA HOMES INC/  
2164 SADLER RD  
FERNANDINA BEACH, FL 32034**

**00-00-30-0600-0002-0224**

[illegible]