

BLOCK 2 PT OF LOTS 23 & 24
IN OR 2003/500 BEING PARCEL A
A/K/A TRACT #2

AMELIA HOMES INC
2164 SADLER RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0600-0002-0233



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	6	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNERTYCCCE00 03
DOR CODE	1100	STORES, 1 STORY
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	1,512	100	1993	1,512	112,859
BAL	256	15	2009	38	2,837
BAS	4,116	100	1993	4,116	307,226
FUS	262	100	2009	262	19,556
STR	68	10	2009	7	523
TOTALS	6,214			5,935	442,999

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	203
2	0803	ASPHALT C	0	0	0	0	6,056.00	SF	2.00	2.00	6,056
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	311
4	0810	CONCRETE A	0	0	85	5	425.00	SF	6.50	6.50	2,376
5	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	500

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	001100	C	STORE 1FLR	0	0003	C-2	0.00	0.00	14,871.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	5,935	81.3434	120.39	714,515	1973	1993	0	0	38.00	62.00
1 RETAILSTOR 0% - 0 Heated Area: 5890 HX Base Yr											
BLD DATE	11/30/2018	KK	LGL DATE								
XF DATE			LAND DATE	05/07/2026	DC						
INC DATE			AG DATE								

TOTAL OB/XF											
9,446											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		442,999	
TOTAL MARKET OB/XF VALUE		9,446	
TOTAL LAND VALUE - MARKET		197,784	
TOTAL MARKET VALUE		650,229	
SOH/AGL Deduction		106,299	
ASSESSED VALUE		543,930	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		543,930	
TOTAL JUST VALUE		650,229	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		622,662	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091710	SIGN	400	12/17/2009
20062744	ELEC OTHER	5,000	12/13/2006
20062244	H/AC	6,000	09/27/2006
20061622	REPAIR/RRF	35,000	07/10/2006
20061464	REPAIR/RRF	9,568	06/28/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2003/0500	9/15/2015	WD	U	I	12	375,000	
GRANTOR: CBC NATIONAL BANK							
GRANTEE: AMELIA HOMES INC							
1980/1027	5/19/2015	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: CBC NATIONAL BANK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W70 S10 AOF=[YR=1993] W28 S54 E28 N54\$ S54 E57 N28 E13 N36\$ PTR=E10 STR=[YR=2009] E4 S17 FUS=[YR=2009] E1 R3 U4 E16 S8 BAL=[YR=2009] E16 N8 E16 S12 W32 N4\$ S4 W24 N8 E4\$ W4 N17\$ W10\$.											