

PT OF LOTS 2 & 3
IN OR 2525/1205
SUB OF S0 PT SEC 12 DBK 39/292

PALMETTO WALK AMELIA LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0002-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 60
Interior Floo	14 CARPET 40
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	4 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality 04 Quality Level 04

DOR CODE 1600COMMUNITY SHOPPING

MAP NUM MKT AREA 03

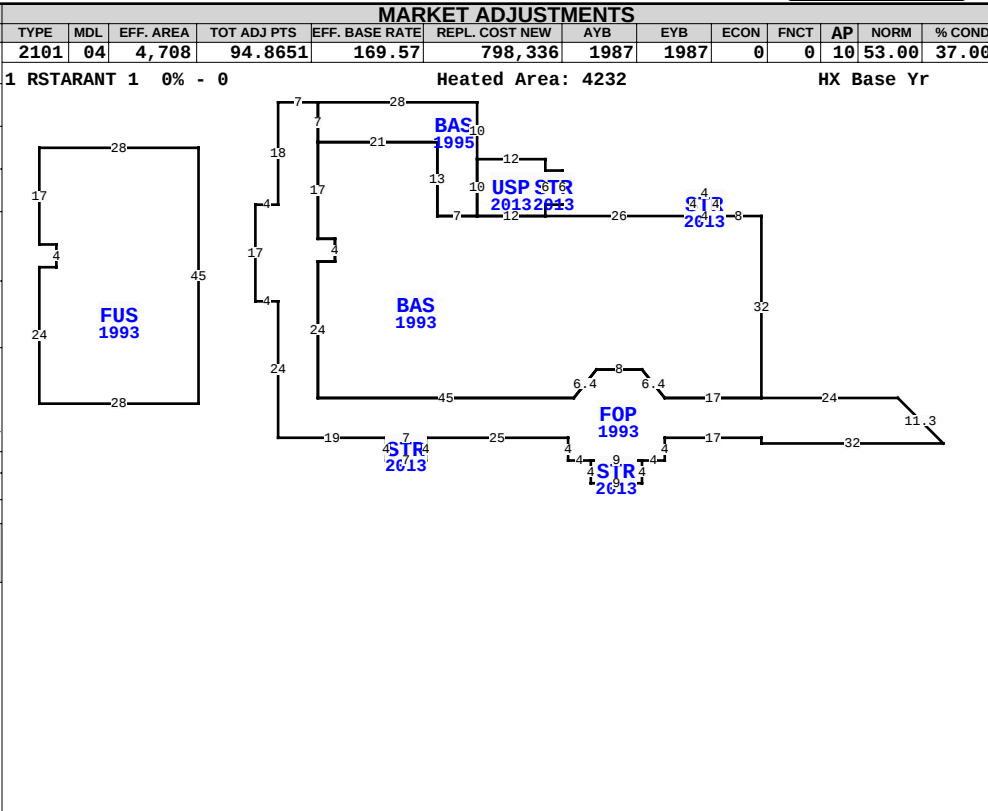
NEIGHBORHOOD/LOC 3016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,697	100	1993	2,697	169,212
BAS	287	100	1995	287	18,007
FOP	1,391	30	1993	417	26,163
FUS	1,248	100	1993	1,248	78,301
STR	16	10	2013	2	125
STR	18	10	2013	2	125
STR	28	10	2013	3	188
STR	36	10	2013	4	251
USP	120	40	2013	48	3,011
TOTALS	5,841			4,708	295,384

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	10,415.00	SF	2.00	2.00	100	1987	1987	3	50	10,415	
2	0803	ASPHALT C	0	0	0	0	522.00	SF	2.00	2.00	100	1988	1988	3	50	522	
3	1243	WD DECK F	0	0	0	0	379.00	SF	8.00	8.00	100	1997	1997	3	20	606	
4	0810	CONCRETE A	0	0	0	0	228.00	SF	6.50	6.50	100	2000	2000	3	75	1,112	
5	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	
6	0476	VF 6 SBPL	0	0	0	0	24.00	LF	32.00	32.00	100	2000	2000	3	45	346	
7	0855	CONC PAVER	0	0	0	0	1,055.00	SF	10.00	10.00	100	2000	2000	3	75	7,913	
8	0971	ST LGHT OV	0	0	0	0	4.00	UT	1,555.00	1,555.00	100	2000	2000	3	45	2,799	
9	0646	LWN SPRK H	0	0	0	0	50.00	UT	2.00	2.00	100	2000	2000	3	85	85	
10	0381	COOLER	0	0	10	8	80.00	SF	82.50	82.50	100	2005	2005	3	52	3,432	

LAND DESCRIPTION	
L N	USE CODE
1	001600



4924 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	12/13/2024	KW	LGL DATE	
XF DATE	12/13/2024	KW	LAND DATE	
NC DATE	05/18/2026	DC	AG DATE	
05/08/2026 DC				

TOTAL OB/XF	
27,310	

NASSAU COUNTY PROPERTY	
PAGE 1 of 2	
VALUATION SUMMARY	
VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,639,962
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,049,952
SOH/AGL Deduction	912,346
ASSESSED VALUE	1,137,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,137,606
TOTAL JUST VALUE	2,049,952
NCON VALUE	0
INCOME VALUE	2049952
PREVIOUS YEAR MKT VALUE	1,553,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217728	H/AC	0	11/01/2012
B1226517	REMODEL	2,000	10/01/2012
M16235	REMODEL	0	06/01/2011
M16248	H/AC	0	06/01/2011
P14810	REMODEL	0	06/01/2011
B24738	REMODEL	37,700	05/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1205	12/29/2021	WD	Q	I	01	1,500,000
GRANTOR: PALMETTO WALK II INC						
GRANTEE: PALMETTO WALK AMELI						
0698/1895	2/23/1994	WD	U	I	19	100
GRANTOR: PALMETTO WALK II						
GRANTEE: PALMETTO WALK II IN						

BUILDING NOTES	
BAS=[YR=1993;ORIG=-0,0] W8 W4 W26 W12 W7 N13 W21 S17 E3 S4 W3 S24 E45 U5R4 E8 D5R4 E17 N32 \$	
FOP=[YR=1993;ORIG=-78,-20] W7 S18 W4 S17 E4 S24 E19 E7 E25 S4 E4 E9 E4 N4 E17 S1 E32 U8L8 W24 W17 U5L4 W8 D5L4 W45 N24 E3 N4 W3 N17 N7 \$	
FUS=[YR=1993;ORIG=-127,-12] E28 S45 W28 N24 E3 N4 W3 N17 \$	
BAS=[YR=1995;ORIG=-50,-10] N10 W28 S7 E21 S13 E7 N10 \$	
USP=[YR=2013;ORIG=-38,0] N2 N6 N2 W12 S10 E12 \$	
STR=[YR=2013;ORIG=-30,43] S4 E9 N4 W9 \$	
STR=[YR=2013;ORIG=-66,39] S4 E7 N4 W7 \$	
STR=[YR=2013;ORIG=-38,-2] E3 N6 W3 S6 \$	
STR=[YR=2013;ORIG=-8,0] N4 W4 S4 E4 \$	

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