

PT LOTS 3, 6 & CLOSED RD LYING
BETWEEN LOTS 3 & 6
IN OR 2525/1200 BEING

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

2026

00-00-30-0760-0003-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 6													
Exterior Wall	06	BD/BATTEN 100	2101	04	2,691	90.9168	162.51	437,314	1979	1992	0	0	20	40.50	39.50	VALUATION SUMMARY													
Roof Structur	04	WOOD TRUSS 100	1 RSTARANT 1 0% - 0													DIRECT_CAP													
Roof Cover	12	MODULAR MT 100	Heated Area: 2530													Tax Group: 8													
Interior Wall	05	DRYWALL 100	HX Base Yr													Tax Dist:													
Interior Floo	14	CARPET 70														BUILDING MARKET VALUE													
Interior Floo	13	LVT/LAMNT 30														TOTAL MARKET OB/XF VALUE													
Ceiling	02	F.NOT SUS 100														TOTAL LAND VALUE - MARKET													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													
Fixtures	11	100														ASSESSED VALUE													
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													
Story Height	9	100														BASE TAXABLE VALUE													
RMS	4	100														TOTAL JUST VALUE													
Stories	2.	2. 100														NCON VALUE													
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE																										
Quality																03 Quality Level 03													
DOR CODE																1600COMMUNITY SHOPPING													
MAP NUM																MKT AREA													
NEIGHBORHOOD/LOC																3016.00													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	989	100	1993	989	63,485																								
BAS	322	100	1994	322	20,670																								
BAS	230	100	2014	230	14,764																								
CAN	208	30	1994	62	3,980																								
CAN	80	30	2014	24	1,541																								
CAN	116	30	2014	35	2,247																								
DCK	90	10	1993	9	578																								
DCK	222	10	1993	22	1,412																								
DCK	32	10	2014	3	193																								
FUS	989	100	1993	989	63,485																								
TOTALS	3,338			2,691	172,739																								
EXTRA FEATURES																4828 FIRST COAST HWY, FERNANDINA BEACH													
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	1242	WD DECK A	0	0	5	16	90.00	SF	10.00	10.00	100	1986	1986	3	20	180													
2	0810	CONCRETE A	0	0	6	20	120.00	SF	6.50	6.50	100	1986	1986	3	44	343													
3	0803	ASPHALT C	0	0	0	0	21,651.00	SF	2.00	2.00	100	1986	1986	3	50	21,651													
4	1242	WD DECK A	0	0	38	4	152.00	SF	10.00	10.00	100	1986	1986	3	20	304													
5	0810	CONCRETE A	0	0	21	21	441.00	SF	6.50	6.50	100	1986	1986	3	44	1,261													
6	1242	WD DECK A	0	0	8	24	192.00	SF	10.00	10.00	100	1986	1986	3	20	384													
7	0810	CONCRETE A	0	0	0	0	363.00	SF	6.50	6.50	100	1987	1987	3	47	1,109													
8	0446	BOX FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	1987	1987	3	20	64													
9	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1987	1987	3	20	384													
10	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	1987	1987	3	20	240													
LAND DESCRIPTION																TOTAL OB/XF 25,920													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001600	C	SH CTR COM	0		CG	0.00	0.00	184,258.00	SF		1.00	1.00	1.00	14.00	14.00	2,579,612												
REVIEW DATE 12/09/2024 BY KW Total Acres: 4.23 Total Land Value: 580,444 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS																													

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Exterior Wall	06	BD/BATTEN 100	1101	04	2,790	82.2120	121.67	339,459	1984	1984	0	0	20	50.00	30.00	VALUATION SUMMARY													
Roof Structur	04	WOOD TRUSS 100	3 RETAILSTOR 0% - 0													DIRECT_CAP													
Roof Cover	12	MODULAR MT 100	Heated Area: 2682													Tax Group: 8													
Interior Wall	05	DRYWALL 100	HX Base Yr													Tax Dist:													
Interior Floo	13	LVT/LAMMT 100														BUILDING MARKET VALUE													
Ceiling	02	F.NOT SUS 100														TOTAL MARKET OB/XF VALUE													
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													
Fixtures	2	100														SOH/AGL Deduction													
Frame	02	WOOD FRAME 100														ASSESSED VALUE													
Story Height	9	100														TOTAL EXEMPTION VALUE													
RMS	4	100														BASE TAXABLE VALUE													
Stories	2.	2. 100														TOTAL JUST VALUE													
Units	0	100														NCON VALUE													
Occupancy	00	NONE 100	INCOME VALUE																										
Quality																PREVIOUS YEAR MKT VALUE													
DOR CODE																2,743,661													
MAP NUM																													
NEIGHBORHOOD/LOC																													
AREA TYPE																													
TOTAL GROSS AREA																													
PCT OF BASE																													
YEAR																													
TOT ADJ AREA																													
SUBAREA MARKET VALUE																													
BAS																264													
BAS																858													
BAS																160													
CAN																256													
DCK																69													
FUS																858													
SFB																677													
STR																32													
STR																48													
STR																64													
TOTALS																3,334													
EXTRA FEATURES																4828 FIRST COAST HWY, FERNANDINA BEACH													
L N																BLD DATE													
OB/XF CODE																XF DATE													
DESCRIPTION																INC DATE													
BLD CAP																BLD DATE													
L																KW													
W																LGL DATE													
UNITS																LAND DATE													
UT																AG DATE													
Adj R																05/07/2026													
ADJ UNIT PRICE																DC													
ORIG COND																													
YEAR ON																													
YEAR ACTUAL																													
Q																													
% COND																													
OB/XF MKT VALUE																													
NOTES																													
21 0855																CONC PAVER													
22 0971																ST LGHT OV													
23 0810																CONCRETE A													
24 0810																CONCRETE A													
25 0418																EXHST FAN													
26 0446																BOX FNC 6'													
27 0855																CONC PAVER													
28 0479																VF PICKET													
29 0350																CARPORT WD													
30 0971																ST LGHT OV													
LAND DESCRIPTION																TOTAL OB/XF													
L N																5,885													
USE CODE																													
CLS																													
LAND USE DESCRIPTION																													
CAP																													
R D																													
LOC ZONE																													
FRONT																													
DEPTH																													
TOT LND UTS																													
UNIT TYPE																													
D T																													
DPHT FACT																													
% COND																													
TOT ADJ																													
UNIT PRICE																													
ADJ UNIT PRICE																													
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DENSITY																													
DECL																													
FRZ																													
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CONSRV																													
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Total Land Value:																580,444													
Market:																0													
Agricultural:																0													
Common:																0													
PRINTED																07/09/2026 BY SYS													

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