

PT OF LOT 3
IN OR 2525/1200 BEING
PARCEL 1

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

2026

00-00-30-0760-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	2	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY 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	1,028	100	1993	1,028	58,951
CAN	4	30	1994	1	58
CAN	24	30	1994	7	402
CAN	204	30	2025	61	3,498
CAN	288	30	2025	86	4,932

TOTALS	1,548			1,183	67,839
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	10,242.00	SF	2.00	2.00	1	1986
2	0855	CONC PAVER	0	0	0	256.00	SF	10.00	10.00	1	2000
3	0810	CONCRETE A	0	0	0	395.00	SF	6.50	6.50	1	2000
4	1242	WD DECK A	0	0	0	62.00	SF	10.00	10.00	1	2000
5	0855	CONC PAVER	0	0	9	36.00	SF	10.00	10.00	1	2000
6	0446	BOX FNC 6'	0	0	0	12.00	LF	20.00	20.00	1	1986
7	0810	CONCRETE A	0	0	0	420.00	SF	6.50	6.50	1	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001600	C	SH CTR COM	0		CG	200.00	210.00	41,817.00	SF	1.00

REVIEW DATE	12/09/2024	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RETAILSTOR	0%	0								
Heated Area: 1028 HX Base Yr											

BLD DATE	12/09/2024	KW	LGL DATE	
XF DATE	12/09/2024	KW	LAND DATE	05/08/2026
NC DATE	06/09/2026	REA	AG DATE	DC

TOTAL OB/XF											
4,188											

TOTAL OB/XF											
4,188											

Total Acres:	0.96	Total Land Value:	0	Market:	0	Agricultural:	0	Common:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	1,093,475		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	1,093,475		
SOH/AGL Deduction	455,563		
ASSESSED VALUE	637,912		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	637,912		
TOTAL JUST VALUE	1,093,475		
NCON VALUE	0		
INCOME VALUE	1093475		
PREVIOUS YEAR MKT VALUE	589,926		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012548	NEW COVERD PORCHE	65,000	09/28/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2525/1200	12/29/2021	WD	Q	I	01
					SALE PRICE
					2,250,000
GRANTOR: PALMETTO WALK I INC					
GRANTEE: PALMETTO WALK AMELI					
2346/1688	3/13/2020	WD	U	I	11
					100
GRANTOR: TENNILLE WILSON R					
GRANTEE: PALMETTO WALK 1 INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W5 W15 S1 W4 N1 W15 W5 S24 E4 E12 N2 E12 S2 E12 E4 N24 \$											
CAN=[YR=1994;ORIG=-16,24] N2 W12 S2 E12 \$											
CAN=[YR=1994;ORIG=-20,0] W4 S1 E4 N1 \$											
CAN=[YR=2025;ORIG=-39,0] E15 E4 E15 N6 W34 S6 \$											
CAN=[YR=2025;ORIG=-40,24] E12 E12 E12 S8 W36 N8 \$											

OTHER ADJUSTMENTS AND NOTES											

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