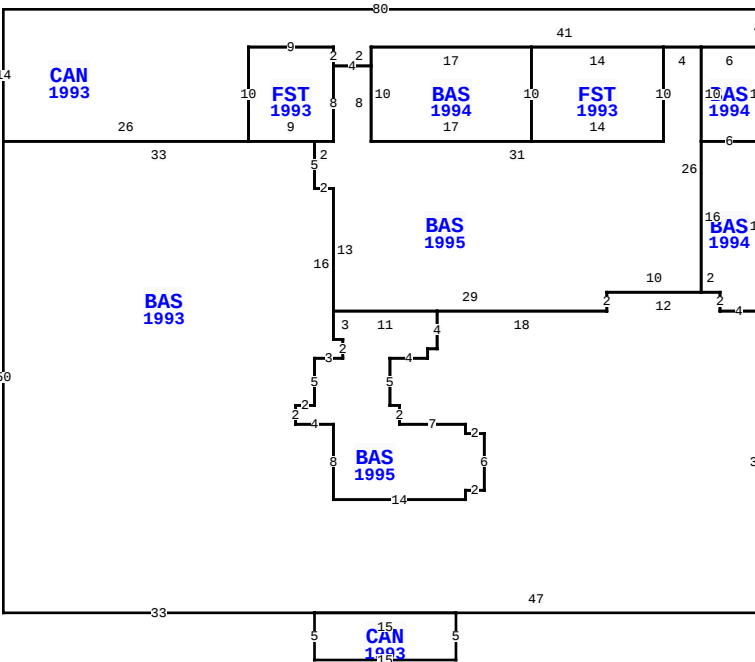


AMELIA STEAKHOUSE INC/
C/O MICHEL AZAR, 4925 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

00-00-30-0760-0004-0130



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNC'T	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	16	WD FR STUC 100				2101	04	4,615	101.7450	181.87	839,330	1992	1992	0	0	0	40.50	59.50	VALUATION BY STANDARD									
Roof Structur	04	WOOD TRUSS 100				1 RSTARANT 1 0% - 0													Heated Area: 4302 HX Base Yr									
Roof Cover	03	COMP SHNGL 100																	Tax Group: 8 Tax Dist:									
Interior Wall	05	DRYWALL 100																	BUILDING MARKET VALUE 499,401									
Interior Floo	11	CLAY TILE 60																	TOTAL MARKET OB/XF VALUE 77,446									
Interior Floo	12	HARDWOOD 40																	TOTAL LAND VALUE - MARKET 822,706									
Ceiling	02	F. NOT SUS 100																	TOTAL MARKET VALUE 1,399,553									
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction 111,274									
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE 1,288,279									
Fixtures	20	100																	TOTAL EXEMPTION VALUE 0									
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE 1,288,279									
Story Height		10 100																	TOTAL JUST VALUE 1,399,553									
RMS		8 100				NCON VALUE 0																						
Stories	1.	1. 100				INCOME VALUE																						
Units		0 100				PREVIOUS YEAR MKT VALUE 1,373,749																						
BUD8 Adjustme	05	DIST 1A 100																										
Occupancy	00	OWNER OCC 100																										
Quality	03	Quality Level 03																										
DOR CODE	2100	RESTAURANTS/CAFE																										
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	2,966	100	1993	2,966	320,958																							
BAS	60	100	1994	60	6,493																							
BAS	104	100	1994	104	11,254																							
BAS	170	100	1994	170	18,396																							
BAS	238	100	1995	238	25,755																							
BAS	764	100	1995	764	82,675																							
CAN	75	30	1993	22	2,381																							
CAN	588	30	1993	176	19,045																							
FST	90	50	1993	45	4,869																							
FST	140	50	1993	70	7,575																							
TOTALS	5,195			4,615	499,401																							
EXTRA FEATURES						4919 FIRST COAST HWY, FERNADINA BEACH										BLD DATE 09/21/2018 KK LGL DATE 05/07/2026 DC												
																XF DATE 09/21/2018 KK												
																INC DATE												
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	0812	CONCRETE C	0 0	0 0	5,167.00	SF	4.00	4.00	100	1992	1992	3	59.5	12,297														
2	0811	CONCRETE B	0 0	0 0	932.00	SF	5.20	5.20	100	1992	1992	3	59.5	2,884														
3	0812	CONCRETE C	0 0	0 0	23,442.00	SF	4.00	4.00	100	1992	1992	3	59.5	55,792														
4	0812	CONCRETE C	0 0	0 0	1,258.00	SF	4.00	4.00	100	1992	1992	3	59.5	2,994														
5	0446	BOX FNC 6'	0 0	0 0	25.00	LF	20.00	20.00	100	1992	1992	3	20	100														
6	0978	SECURTY LT	0 0	0 0	1.00	UT	450.00	450.00	100	2000	2000	3	45	203														
7	0418	EXHST FAN	0 0	0 0	2.00	UT	400.00	400.00	100	1992	1992	3	20	160														
8	0097	AWNING CN	0 0	0 0	32.00	SF	65.00	65.00	100	2000	2000	3	40	832														
9	0462	ST/AL FNC	0 0	0 0	372.00	SF	10.00	10.00	100	1993	1993	3	20	744														
10	0940	SHEDS/PORT	0 0	16 15	240.00	SF	30.00	30.00	100	2002	2002	3	20	1,440														
LAND DESCRIPTION						TOTAL OB/XF										77,446												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	002100	C	RESTAURANT	0	0006	PUD	0.00	0.00	80,264.00	SF		1.00	1.00	1.00	10.25	10.25	822,706											