PT OF LOTS 7 10 11 14 & 15
IN OR 2243/1555
(EX ESMT IN OR 956/1699)

JHH AMELIA MARKET LLC/
400 GALLERIA PKWY SE STE 1650
ATLANTA, GA 30339

2026

00-00-30-0760-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 90
Interior Floo	03	CONC FINSH 10
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		42 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	15	. 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

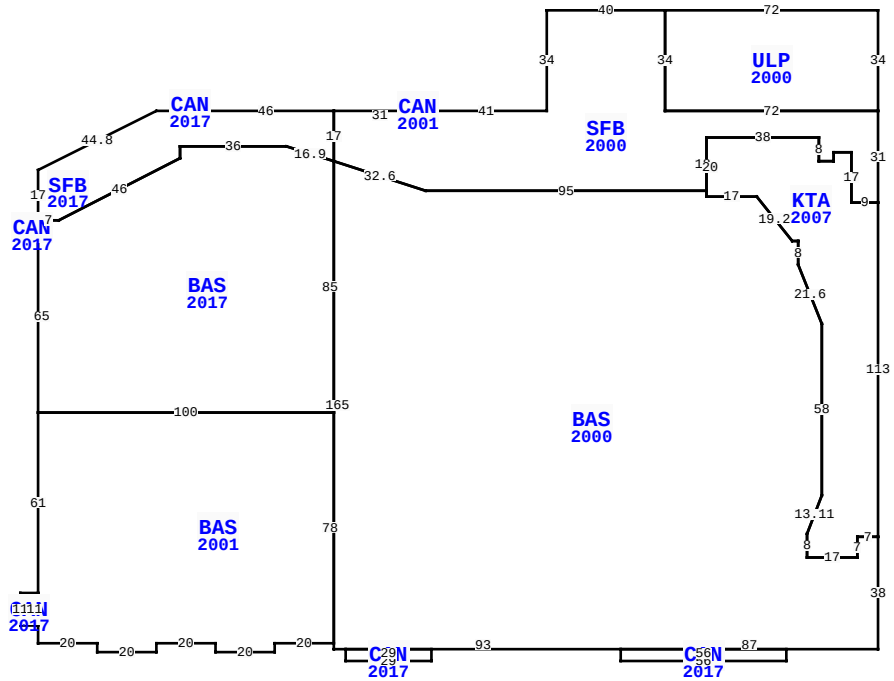
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	25,834	100	2000	25,834	2,040,845
BAS	7,920	100	2001	7,920	625,667
BAS	8,191	100	2017	8,191	647,076
CAN	15	30	2001	4	316
CAN	20	30	2017	6	474
CAN	20	30	2017	6	474
CAN	66	30	2017	20	1,580
CAN	116	30	2017	35	2,765
CAN	224	30	2017	67	5,293
KTA	3,618	110	2007	3,980	314,414
TOTALS	55,479			52,036	4,110,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	52,036	129.0178	151.92	7,905,309	2000	2010	0	0	0	48.00	52.00

1 COMNTYSHOP 0% - 0 Heated Area: 51169 HX Base Yr



** This building has 13 Sub-Areas

4800 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE			LGL DATE		
XF DATE			LAND DATE	05/07/2026	DC
INC DATE	05/14/2026	DC	AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 6 8

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	8,247,938
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,247,938
SOH/AGL Deduction	102,449
ASSESSED VALUE	8,145,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,145,489
TOTAL JUST VALUE	8,247,938
NCON VALUE	0
INCOME VALUE	8247938
PREVIOUS YEAR MKT VALUE	7,409,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU250010105	MONUMENT STYLE SI	2,405	09/23/2025
B240014126	MINOR INT UPDATES	601,439	12/26/2024
21011615	BLD OUT - SUITE 2	92,058	09/01/2021
21000264	BLD OUT-SHOE VISI	300	01/15/2021
20002016	BUILD OUT-SUITE A	79,279	04/16/2020
19007802	BUILD OUT-J MCLAU	79,279	09/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1555	12/13/2018	QC	U	I	11	100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						
2243/1549	12/13/2018	SW	Q	I	03	2,557,100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						

BUILDING NOTES

BUILDING DIMENSIONS

ULP=[YR=2000] W72 SFB=[YR=2000] W40 S34 W41 CAN=[YR=2001] N3 W5 S3 E5$ W31 SFB=[YR=2017] W46 CAN=[YR=2017] N4 W5 S4 E5$ W14 L40 D20 S17 CAN=[YR=2017] W4 S5 E4 N5$ BAS=[YR=2017] S65 BAS=[YR=2001] S61 CAN=[YR=2017] W6 S11 E6 N11$ S17 E20 S3 E20 N3 E20 S3 E20 N3 E20 N78 W100$ E100 N85 L16 U5 W36 S4 L41 D21 W7$ E7 R41 U21 N4 E36 D5 R16 N17$ S17 BAS=[YR=2000] S165 E4 CAN=[YR=2017] S4 E29 N4 W29$ E93 CAN=[YR=2017] S4 E56 N4 W56$ E87 N38 KTA=[YR=2007] N113 W9 N17 W6 S3 W5 N8 W38 S20 E17 D15 R12 E2 S8 D20 R8 S58 D13 L5 S8 E17 N7 E7$ W7 S7 W17 N8 U13 R5 N58 U20 L8 N8 W2 U15 L12 W17 N2 W95 U10 L31 $ R31 D10 E95 N18 E38 S8 E5 N3 E6 S17 E9 N31 W72 N34$ S34 E72 N34$.

EXTRA FEATURES

LN	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	179,186.00	SF	2.00	2.00	100	2000	2000	3	50	179,186	
2	0400	CONC CURB	0	0	0	0	6,741.00	LF	15.00	15.00	100	2000	2000	3	81	81,903	
3	0812	CONCRETE C	2	0	0	0	1,820.00	SF	4.00	4.00	100	2000	2000	3	75	5,460	
4	0811	CONCRETE B	1	0	0	0	614.00	SF	5.20	5.20	100	2000	2000	3	75	2,395	
5	0812	CONCRETE C	1	0	0	0	2,402.00	SF	4.00	4.00	100	2017	2017	3	95	9,128	
6	0819	CONC 12"	0	0	34	11	374.00	SF	9.50	9.50	100	2017	2017	3	95	3,375	
7	0810	CONCRETE A	0	0	24	12	288.00	SF	6.50	6.50	100	2000	2000	3	75	1,404	
8	0972	ST LGHT UN	0	0	0	0	30.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	34,155	
9	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	2000	2000	3	81	223	
10	0810	CONCRETE A	0	0	14	13	182.00	SF	6.50	6.50	100	2000	2000	3	75	887	

TOTAL OB/XF 318,116

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	CG	0.00	0.00	378,100.00	SF		1.00	1.00	0.45	18.00	8.10	3,062,610							

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.68 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT OF LOTS 7 10 11 14 & 15
IN OR 2243/1555
(EX ESMT IN OR 956/1699)

JHH AMELIA MARKET LLC/
400 GALLERIA PKWY SE STE 1650
ATLANTA, GA 30339

2026

00-00-30-0760-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	12	HARDWOOD 30
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	15	. 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

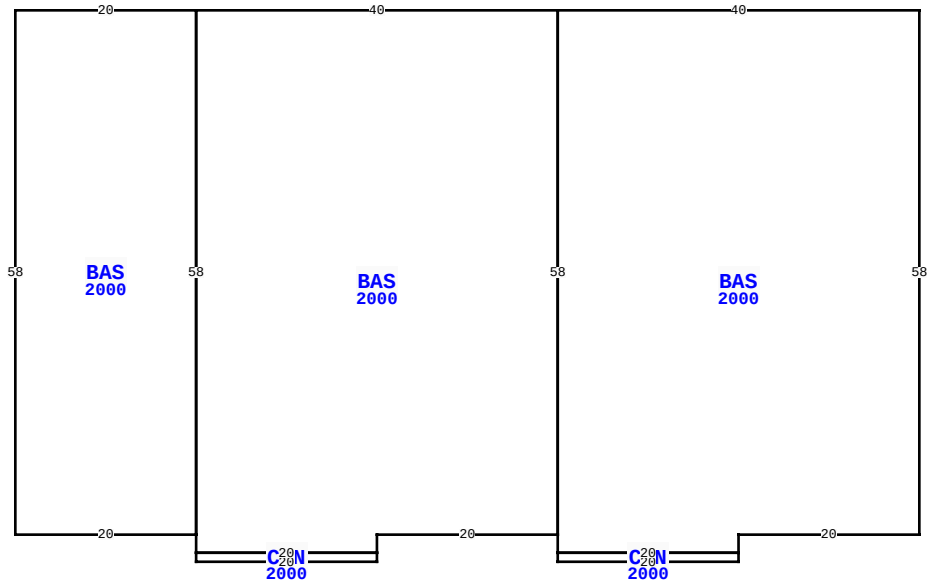
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	2000	1,160	96,591
BAS	2,360	100	2000	2,360	196,512
BAS	2,360	100	2000	2,360	196,512
CAN	20	30	2000	6	500
CAN	20	30	2000	6	500
TOTALS	5,920			5,892	490,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	5,892	135.9953	160.13	943,486	2000	2010	0	0	0	48.00	52.00

2 COMNTYSHOP 0% - 0 Heated Area: 5880 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	05/14/2026 DC	AG DATE	

4800 FIRST COAST HWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 6 8

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	8,247,938
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,247,938
SOH/AGL Deduction	102,449
ASSESSED VALUE	8,145,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,145,489
TOTAL JUST VALUE	8,247,938
NCON VALUE	0
INCOME VALUE	8247938
PREVIOUS YEAR MKT VALUE	7,409,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003868	BUILD OUT - BANTA	163,278	06/10/2019
18008108	BUILD OUT - FIFI'	244,295	11/08/2018
18008068	NEW CONSTR - FIFI	12,000	10/11/2018
18001216	REMODEL	63,942	02/05/2018
17003626	NEW CONSTR	1,485,745	04/25/2017
17001509	ADDITION-REMODEL	1,140,601	02/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1555	12/13/2018	QC	U	I	11	100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						
2243/1549	12/13/2018	SW	Q	I	03	2,557,100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;LABEL=Ste:230;ORIG=-100,0] E40 S58 W20 S2 W20 N2 N58 $
BAS=[YR=2000;LABEL=ste:240;ORIG=-60,0] E40 S58 W20 S2 W20 N2 N58 $
BAS=[YR=2000;LABEL=Ste:220?;ORIG=-120,0] E20 S58 W20 N58 $
CAN=[YR=2000;ORIG=-100,60] S1 E20 N1 W20 $
CAN=[YR=2000;ORIG=-60,60] S1 E20 N1 W20 $
.

EXTRA FEATURES

LN	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
11	0819	CONC 12"	0	0	36	13	468.00	SF	9.50	9.50	100	2000	2000	3	75	3,335	
12	0446	BOX FNC 6'	0	0	0	0	271.00	LF	40.00	40.00	100	2000	2000	3	20	2,168	
13	0966	FIRE SPRNK	2	0	0	0	5,880.00	SF	3.00	3.00	100	2000	2000	3	75	13,230	
14	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00	100	2000	2000	3	45	2,700	
15	0963	FIRE HYDR	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2000	2000	3	100	7,500	
16	6001	ROLLUP DR	1	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160	
17	0446	BOX FNC 6'	0	0	0	0	36.00	LF	20.00	20.00	100	2005	2005	3	21	151	
20	4950	BOLLARD	1	0	0	0	23.00	UT	100.00	100.00	100	2017	2017	3	100	2,300	
21	0090	AUTO DOOR	1	0	0	0	4.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	2,000	
22	0090	AUTO DOOR	1	0	0	0	4.00	UT	2,500.00	2,500.00	100	2017	2017	3	70	7,000	

TOTAL OB/XF 40,544

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.68 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT OF LOTS 7 10 11 14 & 15
IN OR 2243/1555
(EX ESMT IN OR 956/1699)

JHH AMELIA MARKET LLC/
400 GALLERIA PKWY SE STE 1650
ATLANTA, GA 30339

2026

00-00-30-0760-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	CB STUCCO 10
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	15	. 100
Quality	04	Quality Level 04
Occupancy	00	0 100

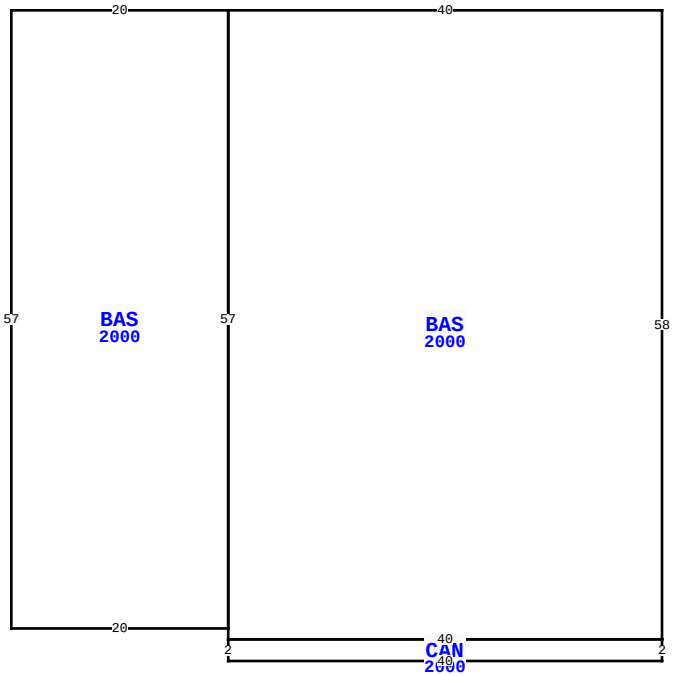
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2000	1,140	110,789
BAS	2,320	100	2000	2,320	225,464
CAN	80	30	2000	24	2,332
TOTALS	3,540			3,484	338,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	3,484	158.7163	186.89	651,125	2000	2010	0	0	0	48.00	52.00

3 COMNTYSHOP 0% - 0 Heated Area: 3460 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	05/14/2026 DC	AG DATE	

4800 FIRST COAST HWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 3 of 6 8

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	8,247,938
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,247,938
SOH/AGL Deduction	102,449
ASSESSED VALUE	8,145,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,145,489
TOTAL JUST VALUE	8,247,938
NCON VALUE	0
INCOME VALUE	8247938
PREVIOUS YEAR MKT VALUE	7,409,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326384	AMELIA CITY SUSHI	0	07/01/2013
M1318347	MECH OTHER	0	06/01/2013
E1326228	AMELIA CITY SUSHI	0	05/01/2013
P1316571	AMELIA CITY SUSHI	0	05/01/2013
C25410	CO ISSUED	0	01/31/2012
B25410	REMODEL	45,000	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1555	12/13/2018	QC	U	I	11	100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						
2243/1549	12/13/2018	SW	Q	I	03	2,557,100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;LABEL=Ste: 320 + 330;ORIG=0,0] W40 S57 S1 E40 N58 $
BAS=[YR=2000;LABEL=Ste: 310;ORIG=-60,0] E20 S57 W20 N57 $
CAN=[YR=2000;ORIG=-40,58] S2 E40 N2 W40 $
.

EXTRA FEATURES

LN	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
23	0966	FIRE SPRNK	3	0	0	0	3,460.00	SF	3.00	3.00	100	2000	2000	3	75	7,785	
24	0966	FIRE SPRNK	1	0	0	0	42,769.00	SF	3.00	3.00	100	2000	2000	3	75	96,230	
25	0966	FIRE SPRNK	1	0	0	0	9,801.00	SF	3.00	3.00	100	2017	2017	3	95	27,933	
26	0812	CONCRETE C	4	0	0	0	2,609.00	SF	4.00	4.00	100	2018	2018	3	96	10,019	
27	0966	FIRE SPRNK	4	0	0	0	12,798.00	SF	3.00	3.00	100	2018	2018	3	96	36,858	
28	0097	AWNING CN	4	0	0	0	70.00	SF	65.00	65.00	100	2018	2018	3	81	3,686	
29	0446	BOX FNC 6'	4	0	0	0	21.00	LF	20.00	20.00	100	2018	2018	3	74	311	
30	1123	CB 8"	4	0	0	0	231.00	SF	6.15	6.15	100	2018	2018	3	96	1,364	
31	0810	CONCRETE A	4	0	11	9	99.00	SF	6.50	6.50	100	2018	2018	3	96	618	
32	4950	BOLLARD	4	0	0	0	4.00	UT	100.00	100.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 185,204

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.68 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT OF LOTS 7 10 11 14 & 15
IN OR 2243/1555
(EX ESMT IN OR 956/1699)

JHH AMELIA MARKET LLC/
400 GALLERIA PKWY SE STE 1650
ATLANTA, GA 30339

2026

00-00-30-0760-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	13	LVT/LAMNT 60
Interior Floo	03	CONC FINSH 40
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		56 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

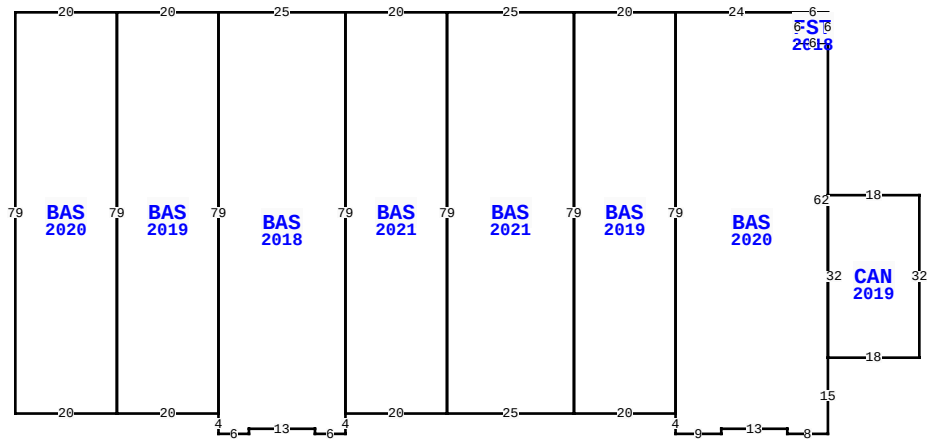
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2018	2,062	236,169
BAS	1,580	100	2019	1,580	180,964
BAS	1,580	100	2019	1,580	180,964
BAS	1,580	100	2020	1,580	180,964
BAS	2,441	100	2020	2,441	279,577
BAS	1,580	100	2021	1,580	180,964
BAS	1,975	100	2021	1,975	226,205
CAN	576	30	2019	173	19,814
FST	36	50	2018	18	2,061
TOTALS	13,410			12,989	1,487,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	12,989	120.0870	141.40	1,836,645	2018	2018	0	0	0	19.00	81.00

4 COMNTYSHOP 0% - 0 Heated Area: 12798 HX Base Yr



4800 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2026 DC
XF DATE		LAND DATE	
INC DATE	05/14/2026 DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	8,247,938
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,247,938
SOH/AGL Deduction	102,449
ASSESSED VALUE	8,145,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,145,489
TOTAL JUST VALUE	8,247,938
NCON VALUE	0
INCOME VALUE	8247938
PREVIOUS YEAR MKT VALUE	7,409,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25236	CO ISSUED	0	11/29/2011
B25212	CO ISSUED	0	11/21/2011
B25212	REMODEL	45,472	10/01/2011
B25236	REMODEL	78,120	10/01/2011
M14060	MECH OTHER	0	08/01/2008
C19731	CO ISSUED	0	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1555	12/13/2018	QC	U	I	11	100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						
2243/1549	12/13/2018	SW	Q	I	03	2,557,100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;LABEL=Ste:470;ORIG=-6,0] W24 S79 S4 E9 N1 E13 S1 E8 N15 N62 W6 N6 $
BAS=[YR=2018;LABEL=Ste:430;ORIG=-95,0] W25 S79 S4 E6 N1 E13 S1 E6 N4 N79 $
BAS=[YR=2021;LABEL=Ste:450;ORIG=-50,0] W25 S79 E25 N79 $
BAS=[YR=2019;LABEL=Ste:460;ORIG=-30,0] W20 S79 E20 N79 $
BAS=[YR=2021;LABEL=Ste:440;ORIG=-75,0] W20 S79 E20 N79 $
BAS=[YR=2019;LABEL=Ste:420;ORIG=-120,0] W20 S79 E20 N79 $
BAS=[YR=2020;LABEL=Ste:410;ORIG=-140,0] W20 S79 E20 N79 $
CAN=[YR=2019;LABEL=outdoor dining;ORIG=0,68] E18 N32 W18 S32 $
FST=[YR=2018;ORIG=0,0] W6 S6 E6 N6 $

EXTRA FEATURES

LN	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
33	0446	BOX FNC 6'	0	0	0	0	1,014.00	LF	20.00	20.00	100	2000	2000	3	20	4,056	
34	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	45	135	
35	0920	CWALL-WD/M	0	0	0	0	1,014.00	LF	390.00	390.00	100	2000	2000	3	20	79,092	
36	0446	BOX FNC 6'	0	0	0	0	578.00	LF	20.00	20.00	100	2000	2000	3	20	2,312	
37	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	45	135	
38	0920	CWALL-WD/M	0	0	0	0	578.00	LF	390.00	390.00	100	2000	2000	3	20	45,084	
41	0400	CONC CURB	0	0	0	0	157.00	LF	15.00	15.00	100	2018	2018	3	97	2,284	
45	0855	CONC PAVER	1	0	0	0	288.00	SF	10.00	10.00	100	2017	2017	3	95	2,736	
46	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2017	2017	3	100	400	
47	0819	CONC 12"	1	0	105	3	315.00	SF	9.50	9.50	100	2017	2017	3	95	2,843	

TOTAL OB/XF 139,077

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.68 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT OF LOTS 7 10 11 14 & 15
IN OR 2243/1555
(EX ESMT IN OR 956/1699)

JHH AMELIA MARKET LLC/
400 GALLERIA PKWY SE STE 1650
ATLANTA, GA 30339

2026

00-00-30-0760-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	05/14/2026 DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 6 8

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	8,247,938
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,247,938
SOH/AGL Deduction	102,449
ASSESSED VALUE	8,145,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,145,489
TOTAL JUST VALUE	8,247,938
NCON VALUE	0
INCOME VALUE	8247938
PREVIOUS YEAR MKT VALUE	7,409,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19731	REMODEL	504,138	04/01/2007
B0618387	REMODEL	4,000	10/31/2006
M11996	MECH OTHER	1,500	09/01/2006
P11527	OTHER	0	09/01/2006
P11506	OTHER	0	08/01/2006
C0618387	CO ISSUED	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1555	12/13/2018	QC	U	I	11	100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						
2243/1549	12/13/2018	SW	Q	I	03	2,557,100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
48	0400	CONC CURB	1	0	0	0	521.00	LF	15.00	15.00	100	2017	2017	3	97	7,581	
49	0819	CONC 12"	0	0	40	3	120.00	SF	9.50	9.50	100	2017	2017	3	95	1,083	
50	0803	ASPHALT C	0	0	0	0	14,144.00	SF	2.00	2.00	100	2017	2017	3	76	21,499	
51	0810	CONCRETE A	4	0	15	5	75.00	SF	6.50	6.50	100	2019	2019	3	97	473	
52	0098	AWNING MTL	4	0	4	3	12.00	SF	13.00	13.00	100	2020	2020	3	82	128	
53	0097	AWNING CN	4	0	0	0	34.00	SF	65.00	65.00	100	2020	2020	3	87	1,923	
54	0418	EXHST FAN	4	0	0	0	1.00	UT	400.00	400.00	100	2020	2020	3	82	328	
55	0504	FP-ELECTRI	4	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	1,960	
56	0381	COOLER	4	0	12	8	96.00	SF	82.50	82.50	100	2020	2020	3	93	7,366	
57	0097	AWNING CN	4	0	0	0	48.00	SF	65.00	65.00	100	2021	2021	3	90	2,808	

TOTAL OB/XF 45,149

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.68 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT OF LOTS 7 10 11 14 & 15
IN OR 2243/1555
(EX ESMT IN OR 956/1699)

JHH AMELIA MARKET LLC/
400 GALLERIA PKWY SE STE 1650
ATLANTA, GA 30339

2026

00-00-30-0760-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
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BASE TAXABLE VALUE	8,145,489
TOTAL JUST VALUE	8,247,938
NCON VALUE	0
INCOME VALUE	8247938
PREVIOUS YEAR MKT VALUE	7,409,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618387	NEW CONSTR	0	01/01/2006
M0509866	H/AC	1,695	06/01/2005
B0515265	NEW CONSTR	150,480	05/01/2005
B14581	NEW CONSTR	0	01/01/2005
B0412218	REMODEL	35,000	01/01/2004
S/A01014	OTHER	2,000	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1555	12/13/2018	QC	U	I	11	100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						
2243/1549	12/13/2018	SW	Q	I	03	2,557,100
GRANTOR: AMELIA ISLAND MARKET						
GRANTEE: JHH AMELIA MARKET L						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	05/14/2026 DC	AG DATE	

BUILDING NOTES

EXTRA FEATURES

LN	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
58	0097	AWNING CN	3	0	0	0	16.00	SF	65.00	65.00	100	2021	2021	3	90	936	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 936

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.68 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS