LOT 12
AMELIA ISLAND INDUSTRIAL PARK
1 PBK 4/67

AMELIA ISLAND REALITY LLC
2110 CAPTAINS WALK
VERO BEACH, FL 32963

2026

00-00-31-1015-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

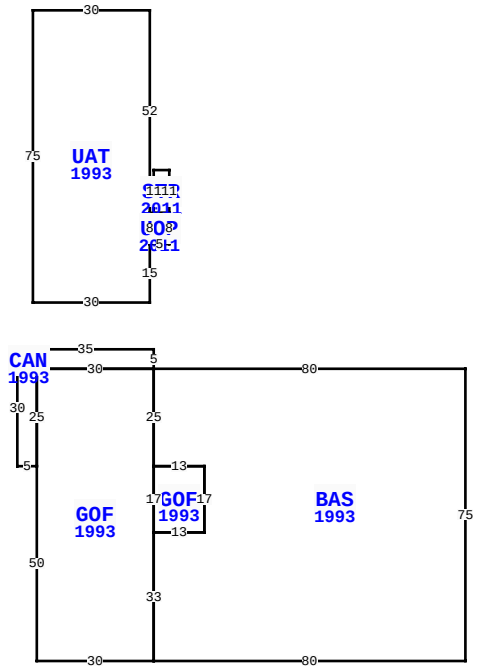
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		17 100
RMS		9 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	05	Quality Level 05
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1070.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,779	100	1993	5,779	296,408
CAN	300	30	1993	90	4,616
GOF	221	210	1993	464	23,799
GOF	2,250	210	1993	4,725	242,347
STR	44	10	2011	4	206
UAT	2,250	10	1993	225	11,540
UOP	40	30	2011	12	616
TOTALS	10,884			11,299	579,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	11,299	125.5654	59.64	673,872	1977	2010	0	0	0	14.00	86.00

1 STOR WAREH 0% - 2023 Heated Area: 8475 HX Base Yr



4000 AMELIA ISLAND PKWY, FERNANDINA BEACH

BLD DATE	04/07/2025	KW	LGL DATE	
XF DATE	04/07/2025	KW	LAND DATE	05/08/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	579,530
TOTAL MARKET OB/XF VALUE	2,517
TOTAL LAND VALUE - MARKET	553,660
TOTAL MARKET VALUE	1,135,707
SOH/AGL Deduction	0
ASSESSED VALUE	1,135,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,135,707
TOTAL JUST VALUE	1,135,707
NCON VALUE	0
INCOME VALUE	7774649
PREVIOUS YEAR MKT VALUE	1,103,153

ALSO SEE VACANT (GRASS LOT): PRCL :1015-0011-0000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151828	REMODEL	5,000	08/07/2015
20151824	REMODEL	4,150	08/06/2015
20151805	REMODEL	85,000	08/03/2015
20151421	REMODEL	2,000	06/18/2015
20090793	H/AC	4,500	06/22/2009
4275	REPAIR/RRF	780	04/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0900	5/02/2022	WD	Q	I	05	1,700,000
GRANTOR: KIM GOES TO WORK LLC						
GRANTEE: AMELIA ISLAND REALI						
1972/0264	4/03/2015	SW	Q	I	05	670,000
GRANTOR: QUINN SHIRLEY C						
GRANTEE: KIM GOES TO WORK LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W80 S25 E13 S17 W13 S33 E80 N75 $
GOF=[YR=1993;ORIG=-110,25] S50 E30 N33 N17 N25 W30 S25 $
UAT=[YR=1993;LABEL=Mezzanine;ORIG=-111,-92] E30 S52 S8 S15 W30 N75 $
CAN=[YR=1993;ORIG=-80,0] N5 W35 S30 E5 N25 E30 $
GOF=[YR=1993;ORIG=-80,42] E13 N17 W13 S17 $
STR=[YR=2011;ORIG=-80,-40] N11 E4 S11 W4 $
UOP=[YR=2011;ORIG=-81,-40] E1 E4 S8 W5 N8 $
.

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	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1977	1977	3	20	160	
2	0430	CL FNC 6B	0	0	0	0	71.00	LF	9.70	9.70	100	1981	1981	3	20	138	
3	1242	WD DECK A	0	0	21	5	105.00	SF	10.00	10.00	100	1986	1986	3	20	210	
4	0810	CONCRETE A	0	0	16	15	240.00	SF	6.50	6.50	100	1977	1977	3	26	406	
5	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1981	1981	3	20	240	
6	0424	CL FNC 6'	0	0	0	0	49.00	LF	20.00	20.00	100	2005	2005	3	61	598	
7	0424	CL FNC 6'	0	0	0	0	170.00	LF	10.00	10.00	100	2000	2000	3	45	765	

LAND DESCRIPTION

TOTAL OB/XF 2,517

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	004800	C	WAREHOUSE	0	0003	I-1	0.00	0.00	35,720.00	SF		1.00	1.00	1.00	15.50	15.50	553,660							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 553,660 Market: 0 Agricultural: 0 Common: 553,660 PRINTED 07/09/2026 BY SYS