

BLOCK 256 LOT 1
IN OR 1977/1001
CITY OF FDNA BEACH

AMELIA ISLAND LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0256-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	1993	880	71,022
BAS	40	100	2003	40	3,228
FSP	352	40	2004	141	11,380
STR	45	10	2011	4	323
UOP	40	20	1998	8	646
UST	880	45	1993	396	31,960
UST	320	45	2003	144	11,622

TOTALS	2,557			1,613	130,180
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	3,662.00	SF	2.00
2	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00
3	0940	SHEDS/PORT	0	0	20	12	240.00	SF	19.50
4	0810	CONCRETE A	0	0	48	3	144.00	SF	6.50
5	0443	STK FNC 6'	0	0	0	0	521.00	LF	10.00
6	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00
7	0510	GARAGE WD-	0	0	40	18	720.00	SF	35.00
8	1242	WD DECK A	0	0	0	0	718.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0	0006	C-1	172.00	230.00	39,562.00

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,613	104.6520	109.88	177,236	1925	1980	0	0	26.55	73.45
1 SINGLE FAM 0% - 0 Heated Area: 920 HX Base Yr											

BLD DATE	05/22/2020	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF											
16,040											

TOTAL OB/XF											
16,040											

Total Acres:	0.91	Total Land Value:	276,934	Market:	0	Agricultural:	0	Common:	276,934
--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		246,007	
TOTAL MARKET OB/XF VALUE		16,040	
TOTAL LAND VALUE - MARKET		276,934	
TOTAL MARKET VALUE		538,981	
SOH/AGL Deduction		168,840	
ASSESSED VALUE		370,141	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		370,141	
TOTAL JUST VALUE		538,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,282	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190114	REPAIR/RRF - SIDI	5,000	01/16/2020
20110509	REPAIR/RRF	300	04/08/2011
20052067	NEW CONSTR	150,000	06/24/2005
20051615	ELEC OTHER	4,000	04/18/2005
20051618	FOUNDATION	50	04/18/2005
20051602	OTHER	3,000	04/15/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1977/1001	4/30/2015	WD Q	Q	I	01
GRANTOR: WEILBACHER KARL ALFRE					
GRANTEE: AMELIA ISLAND LLC					
0917/1706	2/02/2000	WD Q	Q	V	06
GRANTOR: WALKER ROBERT TYSON &					
GRANTEE: WEILBACHER KARL A J					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1993] W30 BAS=[YR=2003] N4 W10 S4 E10 \$ W10 S22					
FSP=[YR=2004] S12 E4 N1 STR=[YR=2011] E6 S6 E3 N9 W9 S3\$ N3					
E16 S4 E4 N4 E16 N8 W40 \$ E40 N22\$ PTR= E15 UOP=[YR=1998]					
E10 S4 UST=[YR=1993] E30 S22 UST=[YR=2003] S8 W40 N8 E40\$					
W40 N22 E10\$ W10 N4\$ W15\$.					

AMELIA ISLAND LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

00-00-31-1800-0256-0010

[illegible]