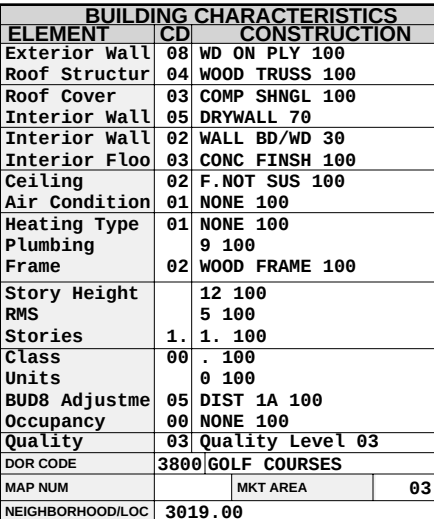


CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0001-0000



BLD DATE	01/08/2026	KK	LGL DATE	
YE DATE	12/22/2020	KK	LAND DATE	05/09/2025

DBA: THE GOLF CLUB OF AMELIA ISLAND.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008338	NEW PERGOLA COVER	286,287	07/16/2024
20009046	REPAIR/RRF	73,680	10/22/2020
M1317965	H/AC	0	02/01/2013
M1217666	H/AC	0	10/01/2012
R035175	REPAIR/RRF	4,875	06/01/2003
B0310887	SWIM POOL	90,000	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2761/276	1/02/2025	MS	U	I	11	100	
GRANTOR: CONCERT AMELIA LLC							
GRANTEE: CONCERT AMELIA LLC							
1802/1819	7/13/2012	WD	Q	I	01	4,900,000	
GRANTOR: SUMMER BEACH AMENITIE							
GRANTEE: CONCERT AMELIA LLC							

EXTRA FEATURES							4700 AMELIA ISLAND PKWY, FERNANDINA BEACH				INC DATE		12/12/2023		AG DATE		08/08/2023	
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	0803	ASPHALT C	0	0	0	0	15,777.00	SF	2.00	2.00	100	1987	1987	3	50	15,777		
2	0812	CONCRETE C	0	0	0	0	2,088.00	SF	4.00	4.00	100	1987	1987	3	47	3,925		
3	0940	SHEDS/PORT	1	0	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576		
4	0450	PREFAB FNC	1	0	0	0	753.00	LF	8.00	8.00	100	1987	1987	3	20	1,205		
5	0450	PREFAB FNC	1	0	0	0	300.00	LF	8.00	8.00	100	2008	2008	3	27	648		
6	1123	CB 8"	1	0	109	0	545.00	SF	6.15	6.15	100	1987	1987	3	47	1,575		
7	4950	BOLLARD	1	0	0	0	10.00	UT	100.00	100.00	100	2001	2001	3	100	1,000		
8	0940	SHEDS/PORT	1	0	20	10	200.00	SF	30.00	30.00	100	2004	2004	3	20	1,200		
9	0400	CONC CURB	0	0	0	0	41.00	LF	15.00	15.00	100	1987	1987	3	58	357		
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000		

[illegible]

CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0001-0000

[illegible]

PT LOT 1 OF GOLFSIDE @ SUMMER
BEACH #1 PBK 5/114 & PT LOTS
18 19 & 20 OF AMELIA SUB OF

CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	22	100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		7 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3800	GOLF COURSES

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,290	100	1993	2,290	186,990
BRS	1,057	150	1993	1,586	129,505
FST	3,717	50	1993	1,858	151,715
SPA	56	85	1993	48	3,920
UOP	32	20	1993	6	490

TOTALS	7,152			5,788	472,619
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
21	0810	CONCRETE A	0	0	76	5		380.00	SF 6.50
22	0845	KOOL DECK	0	0	0	0		2,009.00	SF 7.25
23	0803	ASPHALT C	0	0	0	0		12,621.00	SF 2.00
24	0402	CONC BUMPE	0	0	0	0		19.00	UT 25.00
25	0812	CONCRETE C	0	0	0	0		2,135.00	SF 4.00
26	0865	POOL SF	0	0	0	0		2,796.00	SF 80.00
28	0845	KOOL DECK	0	0	0	0		6,654.00	SF 7.25
29	1076	TRELLIS A	0	0	16	8		128.00	SF 7.50
30	1076	TRELLIS A	0	0	28	20		560.00	SF 7.50
31	1076	TRELLIS A	0	0	16	8		128.00	SF 7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	5,788	110.3425	163.31	945,238	1988	1988		0	0	50.00	50.00
3 RETAILSTOR 0% - 0 Heated Area: 3395 HX Base Yr												
4700 AMELIA ISLAND PKWY, FERNANDINA BEACH												
BLD DATE 01/08/2026 KK LGL DATE 05/09/2025 DC XF DATE 12/22/2020 KK LAND DATE INC DATE AG DATE												

TOTAL OB/XF 222,110												
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 5
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,741,563	
TOTAL MARKET OB/XF VALUE		1,413,208	
TOTAL LAND VALUE - MARKET		2,150,415	
TOTAL MARKET VALUE		5,305,186	
SOH/AGL Deduction		0	
ASSESSED VALUE		5,305,186	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		5,305,186	
TOTAL JUST VALUE		5,305,186	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		5,218,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/276	1/02/2025	MS	U	I	11	100
GRANTOR: CONCERT AMELIA LLC						
GRANTEE: CONCERT AMELIA LLC						
1802/1819	7/13/2012	WD	Q	I	01	4,900,000
GRANTOR: SUMMER BEACH AMENITIE						
GRANTEE: CONCERT AMELIA LLC						

BUILDING NOTES												

BUILDING DIMENSIONS												
BRS=[YR=1993] W37 S13 W9 BAS=[YR=1993] W17 S46 E20 S3 UOP=[YR=1993] S4 E8 N4 W8 \$ E8 N3 E35 N34 W24 S1 W6 N1 W3 S6 W7 N2 SPA=[YR=1993] N8 W6 S10 E4 N2 E2 \$ W2 S2 W4 N18 \$ S8 E6 S10 E7 N6 E3 S1 E6 N1 E24 N25 \$ PTR= E15 FST=[YR=1993] E63 S59 W63 N59 \$ W15 \$.												

CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 5																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	12	CEDAR 50								2101	04	11,618	104.2720	186.39	2,165,479	1988	1988		0		0	50.50	49.50	VALUATION BY																							
Exterior Wall	17	CB STUCCO 50								4 RSTARANT 1 0% - 0														Heated Area: 8669								HX Base Yr								STANDARD							
Roof Structur	08	IRREGULAR 100																						Tax Group: 8								Tax Dist:															
Roof Cover	10	WD SHINGLE 100																						BUILDING MARKET VALUE								1,741,563															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								1,413,208															
Interior Floo	14	CARPET 100																						TOTAL LAND VALUE - MARKET								2,150,415															
Ceiling	01	FIN.SUSPD 100																						TOTAL MARKET VALUE								5,305,186															
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								0															
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								5,305,186															
Fixtures	29	100																						TOTAL EXEMPTION VALUE								0															
Frame	04	REIN CONC 100																						BASE TAXABLE VALUE								5,305,186															
Story Height		10 100																						TOTAL JUST VALUE								5,305,186															
RMS		9 100																						NCON VALUE								0															
Stories	1.	1. 100																						INCOME VALUE																							
Units		0 100																						PREVIOUS YEAR MKT VALUE								5,218,395															
BUD8 Adjustme	05	DIST 1A 100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	3800	GOLF COURSES																																													
MAP NUM		MKT AREA																						03																							
NEIGHBORHOOD/LOC	3019.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	2,432	100	1993	2,432	224,384																																										
BAS	2,944	100	1993	2,944	271,622																																										
BAS	1,118	100	1994	1,118	103,150																																										
BAS	2,175	100	1997	2,175	200,672																																										
FOP	189	30	1997	57	5,259																																										
FST	3,782	50	1993	1,891	174,469																																										
FST	1,829	50	1997	914	84,328																																										
UOP	127	20	1997	25	2,307																																										
UOP	140	20	1997	28	2,583																																										
UOP	168	20	1997	34	3,137																																										
TOTALS	14,904			11,618	1,071,912																																										
EXTRA FEATURES					4700 AMELIA ISLAND PKWY, FERNANDINA BEACH															BLD DATE 01/08/2026 XF DATE 12/22/2020 INC DATE					KK KK LGL DATE 05/09/2025 LAND DATE AG DATE DC																						
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																														
32	1076	TRELLIS A	0	0	16	8	128.00	SF	7.50	7.50	100	2004	2004	3	85	816																															
33	1076	TRELLIS A	0	0	16	8	128.00	SF	7.50	7.50	100	2004	2004	3	85	816																															
34	0810	CONCRETE A	0	0	0	0	129.00	SF	6.50	6.50	100	2004	2004	3	82	688																															
35	1126	CB/STC 8"	0	0	0	0	6,970.00	SF	8.00	8.00	100	2004	2004	3	82	45,723																															
36	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	58	348																															
37	0872	POOL HTR C	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	20	1,200																															
38	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	20	1,400																															
39	0092	AUTO GATE	0	0	0	0	1.00	UT	1,750.00	1,750.00	100	2004	2004	3	20	350																															
40	0646	LWN SPRK H	0	0	0	0	85.00	UT	2.00	2.00	100	2004	2004	3	85	145																															
41	0681	POLE SHED	1	0	20	13	260.00	SF	15.00	15.00	100	2000	2000	3	26	1,014																															
LAND DESCRIPTION										TOTAL OB/XF										52,500																											
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																							

PT LOT 1 OF GOLFSIDE @ SUMMER
BEACH #1 PBK 5/114 & PT LOTS
18 19 & 20 OF AMELIA SUB OF

CONCERT AMELIA LLC
4700 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3800 GOLF COURSES	
MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	478	100	2004	478	37,647
FOP	95	30	2004	28	2,205
FST	36	50	2004	18	1,418
UOP	580	20	2004	116	9,136
TOTALS	1,189			640	50,406

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
42	0351	CARPORT MT	1	0	20	15	300.00	SF	10.00	10.00	
43	0350	CARPORT WD	1	0	36	22	792.00	SF	13.00	13.00	
44	0940	SHEDS/PORT	1	0	11	6	66.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	640	77.7000	88.00	56,320	2004	2004	0	0	10.50	89.50
5 CLUB HOUSE 0% - 0 Heated Area: 478 HX Base Yr											
BLD DATE	01/08/2026		KK	LGL DATE	05/09/2025		DC				
XF DATE	12/22/2020		KK	LAND DATE							
INC DATE				AG DATE							

TOTAL OB/XF											
7,174											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,741,563	
TOTAL MARKET OB/XF VALUE		1,413,208	
TOTAL LAND VALUE - MARKET		2,150,415	
TOTAL MARKET VALUE		5,305,186	
SOH/AGL Deduction		0	
ASSESSED VALUE		5,305,186	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		5,305,186	
TOTAL JUST VALUE		5,305,186	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		5,218,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2761/276	1/02/2025	MS	U	I	11	100	
GRANTOR: CONCERT AMELIA LLC							
GRANTEE: CONCERT AMELIA LLC							
1802/1819	7/13/2012	WD	Q	I	01	4,900,000	
GRANTOR: SUMMER BEACH AMENITIE							
GRANTEE: CONCERT AMELIA LLC							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W14 FOP=[YR=2004] W7 UOP=[YR=2004] W20 S29 E20 FST=[YR=2004] E6 N6 W6 S6\$ N29\$ S20 E2 N9 E5 N11\$ S11 W5 S9 W2 S3 E6 S6 E15 N29\$.											