IN OR 2829/40
DECLAR OF CVNTS,ESMTS,& REST
PT OR 1463/105

AMELIA PLAZA LLC/
4025 SUNBEAM RD
JACKSONVILLE, FL 32257

2026

01-2N-27-0000-0003-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		29 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

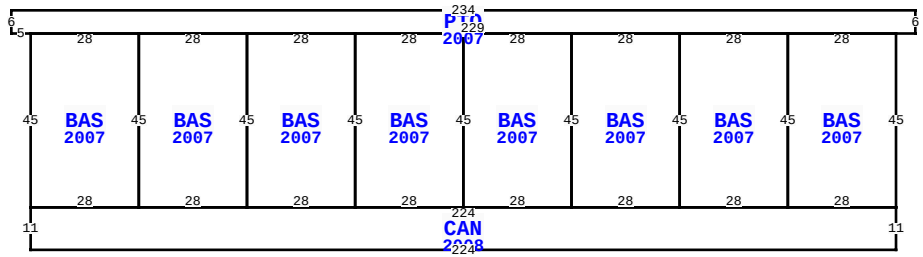
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2007	1,260	131,113
BAS	1,260	100	2007	1,260	131,113
BAS	1,260	100	2007	1,260	131,113
BAS	1,260	100	2007	1,260	131,113
BAS	1,260	100	2007	1,260	131,113
BAS	1,260	100	2007	1,260	131,113
BAS	1,260	100	2007	1,260	131,113
BAS	1,260	100	2007	1,260	131,113
CAN	2,464	30	2008	739	76,899
PTO	1,404	5	2007	70	7,284
TOTALS	13,948			10,889	1,133,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	10,889	114.3219	126.90	1,381,814	2007	2007	0	0	0	18.00	82.00

1 NBHD SHOP 0% - 2026 Heated Area: 10080 HX Base Yr



95742 AMELIA CONCOURSE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/14/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,891,088
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,891,088
SOH/AGL Deduction	0
ASSESSED VALUE	1,891,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,891,088
TOTAL JUST VALUE	1,891,088
NCON VALUE	0
INCOME VALUE	1891088
PREVIOUS YEAR MKT VALUE	1,672,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000602	REPAIR/RRF	16,700	01/19/2018
B25028	REMODEL	500	08/01/2011
M16430	MECH OTHER	10,000	08/01/2011
C24092	CO ISSUED	0	11/08/2010
B24092	REMODEL	101	11/01/2010
C0922899	CO ISSUED	0	10/19/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2829/40	11/07/2025	WD	U	I	30	422,700
GRANTOR: DIEU RANDY						
GRANTEE: AMELIA PLAZA LLC						
1990/0005	6/23/2015	SW	Q	I	01	1,060,000
GRANTOR: CRIMSON AMELIA HOLDIN						
GRANTEE: DIEU RANDY						

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
1	0803	ASPHALT C	0	0	0	0	23,000.00	SF	2.00	2.00	100	2007	2007	3	56	25,760	
2	0811	CONCRETE B	0	0	0	0	678.00	SF	5.20	5.20	100	2007	2007	3	86	3,032	
3	0400	CONC CURB	0	0	0	0	841.00	LF	15.00	15.00	100	2007	2007	3	89	11,227	
4	0424	CL FNC 6'	0	0	0	0	575.00	LF	23.00	23.00	100	2007	2007	3	66	8,729	
5	0463	FENCE GATE	0	0	0	0	4.00	UT	345.00	345.00	100	2007	2007	3	66	911	
6	0978	SECURTY LT	0	0	0	0	8.00	UT	225.00	225.00	100	2007	2007	3	66	1,188	
7	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2007	2007	3	100	200	
8	1126	CB/STC 8"	0	0	30	6	180.00	SF	8.00	8.00	100	2007	2007	3	86	1,238	
9	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2007	2007	3	86	559	

BUILDING DIMENSIONS

PTO=[YR=2007] W234 S6 E5 BAS=[YR=2007] S45 CAN=[YR=2008] S11 E224 N11 W224 $ E28 BAS=[YR=2007] E28 BAS=[YR=2007] E28 BAS=[YR=2007] E28 BAS=[YR=2007] E28 BAS=[YR=2007] E28 BAS=[YR=2007] E28 N45 W28 S45$ N45 W28 S45$ N45 W28 S45$ N45 W28 S45$ N45 W28 S45$ N45 W28 S45$ N45 W28 S45$ N45 W28$ E229 N6$.

LAND DESCRIPTION

TOTAL OB/XF 52,844

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	001610	C	SH CTR NHD	0	0003	PUD	0.00	0.00	93,654.00	SF		1.00	1.00	1.00	8.00	8.00	749,232							

REVIEW DATE 04/25/2025 BY DC Total Acres: 2.15 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS