TRACT A (AMENITY TRACT)
TRACTS B-1 THRU B-6
(WETLAND BUFFERS)

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
14785-4 ST AUGUSTINE RD
JACKSONVILLE, FL 32258

2026

13-2N-27-0720-000A-0000

BUILDING CHARACTERISTICS

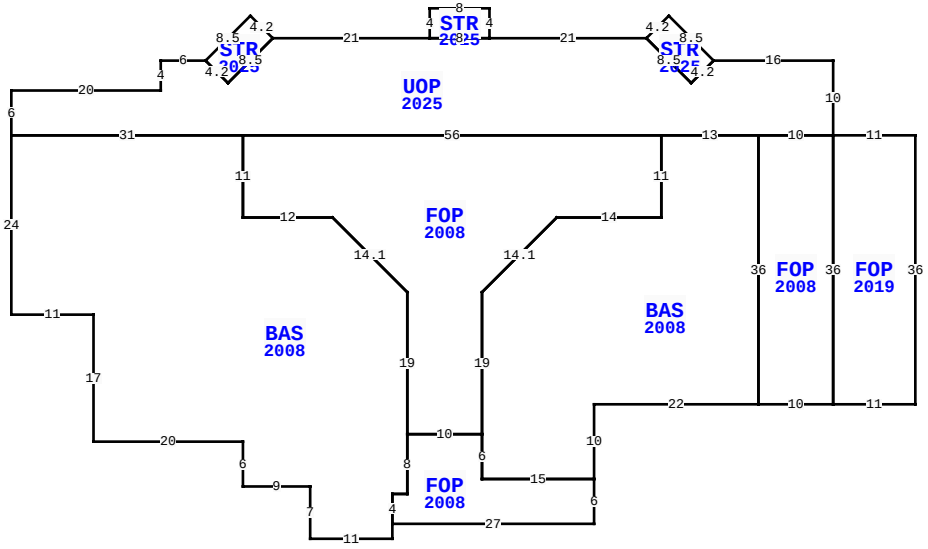
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	14	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 50
Ceiling	04	NONE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		26 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0005	COMMON S/D LANDS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100	2008	1,168	204,812
BAS	1,905	100	2008	1,905	334,046
FOP	218	30	2008	65	11,398
FOP	360	30	2008	108	18,938
FOP	1,006	30	2008	302	52,956
FOP	396	30	2019	119	20,867
STR	32	10	2025	3	526
STR	36	10	2025	4	701
STR	36	10	2025	4	701
UOP	1,161	20	2025	232	40,682
TOTALS	6,318			3,910	685,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	3,910	169.1826	191.60	749,156	2008	2008	0	0	0	8.48	91.52

1 CLUB HOUSE 0% - 2025 Heated Area: 3073 HX Base Yr



85287 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	100
SOH/AGL Deduction	0
ASSESSED VALUE	100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100
TOTAL JUST VALUE	100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100

AMELIA WALK AMENTIES CENTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016297	8X10 ALUMN SHED	5,135	12/21/2023
B19-3973	REMODEL CLUBHOUSE	300,000	04/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1159	5/04/2018	QC	U	V	11	100

GRANTOR: AW VENTURE I LLC

GRANTEE: AMELIA WALK COMMUNI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=17,10] E31 S11 E12 D10R10 S19 S8 W2 S4 S2 W11 N7 W9 N6 W20 N17 W11 N24 $
BAS=[YR=2008;ORIG=117,10] W13 S11 W14 D10L10 S19 S6 E15 N10 E22 N36 $
FOP=[YR=2008;ORIG=95,62] W27 N4 E2 N8 E10 S6 E15 S6 $
FOP=[YR=2008;ORIG=104,10] W56 S11 E12 D10R10 S19 E10 N19 U10R10 E14 N11 $
FOP=[YR=2008;ORIG=117,10] E10 S36 W10 N36 $
FOP=[YR=2019;ORIG=127,10] E11 S36 W11 N36 $
UOP=[YR=2025;LABEL=elevated paver patio;ORIG=127,0] S10 W10 W13 W56 W31 N6 E20 N4 E6 D3R3 U6R6 E21 E8 E21 D6R6 U3R3 E16 $
STR=[YR=2025;ORIG=49,-6] D3R3 D6L6 U3L3 U6R6 $

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	20,000.00	SF	2.00	2.00	100	2025	2008		58	23,200	
2	0400	CONC CURB	0	0	0	0	725.00	LF	15.00	15.00	100	2025	2008		90	9,788	
3	0812	CONCRETE C	0	0	0	0	5,800.00	SF	4.00	4.00	100	2025	2008		87	20,184	
4	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	100	2025	2008		69	20,948	
5	1127	BRICK 8"	0	0	36	8	288.00	SF	11.00	11.00	100	2025	2008		96	3,041	
6	0819	CONC 12"	0	0	16	10	160.00	SF	9.50	9.50	100	2025	2008		87	1,322	
7	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2025	2008		69	414	
8	0300	BOAT DCK W	0	0	0	0	300.00	SF	40.00	40.00	100	2025	2008		44	5,280	
9	0350	CARPORT WD	0	0	10	10	100.00	SF	13.00	13.00	100	2025	2008		27	351	
10	0991	TENNIS CRT	0	0	0	0	2.00	UT	18,000.00	18,000.00	100	2025	2008		86.5	31,140	

TOTAL OB/XF 115,668

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	000005	C	COMMON S/D L	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 07/26/2024 BY KW Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/09/2026 BY SYS

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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
11	0427	CL FNC 10'	0	0	0	0	425.00	LF	13.51	13.51	100	2025	2008		69	3,962	
12	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2025	2008		69	828	
13	0350	CARPORT WD	0	0	23	15	345.00	SF	13.00	13.00	100	2025	2008		27	1,211	
14	0865	POOL SF	0	0	0	0	3,600.00	SF	80.00	80.00	100	2025	2008		65	187,200	
15	0855	CONC PAVER	0	0	0	0	7,600.00	SF	10.00	10.00	100	2025	2008		87	66,120	
16	0462	ST/AL FNC	0	0	350	4	1,400.00	SF	10.00	10.00	100	2025	2008		44	6,160	
17	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2025	2008		69	828	
18	0097	AWNING CN	0	0	24	14	336.00	SF	65.00	65.00	100	2025	2008		44	9,610	
19	0097	AWNING CN	0	0	24	14	336.00	SF	65.00	65.00	100	2025	2008		44	9,610	

LAND DESCRIPTION

TOTAL OB/XF 285,529

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

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