

**VILLAGES OF AMELIA LLC/
1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216**

25-2N-28-0000-0002-1060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																									
Exterior Wall	17	CB STUCCO 50								1602	04	7,104	118.8100	131.88	936,876	2013	2013	0	0	20	12.00	68.00	VALUATION BY																								
Exterior Wall	20	FACE BRICK 50								1 NBHD SHOP 0% - 2014														Heated Area: 7083								HX Base Yr								DIRECT_CAP							
Roof Structur	09	RIDGE FRME 100																						Tax Group: 4								Tax Dist:								2,355,181							
Roof Cover	04	BUILT-UP 100																						BUILDING MARKET VALUE																0							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE																0							
Interior Floo	07	CORK/VTILE 50																						TOTAL LAND VALUE - MARKET																0							
Interior Floo	15	HARDTILE 50																						TOTAL MARKET VALUE																2,355,181							
Ceiling	01	FIN.SUSPD 100																						SOH/AGL Deduction																326,367							
Air Condition	04	ROOF TOP 100																						ASSESSED VALUE																2,028,814							
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE																0							
Fixtures	27	100																						BASE TAXABLE VALUE																2,028,814							
Frame	03	MASONRY 100																						TOTAL JUST VALUE																2,355,181							
Story Height	16	100																						NCON VALUE																0							
RMS	17	100																						INCOME VALUE																2355181							
Stories	1.	1. 100																						PREVIOUS YEAR MKT VALUE																1,844,376							
Units	0	100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
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	3,047	100	2013	3,047	273,250																																										
BAS	4,036	100	2013	4,036	361,942																																										
FST	42	50	2013	21	1,883																																										
TOTALS	7,125			7,104	637,076																																										
EXTRA FEATURES										463859 SR 200, YULEE										BLD DATE										LGL DATE																	
																				XF DATE										LAND DATE																	
																				INC DATE										AG DATE																	
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	43,868.00	SF	2.00	2.00	1	2013	2013	3	1	877																															
2	0400	CONC CURB	0	0	0	0	2,085.00	LF	15.00	15.00	1	2013	2013	3	1	313																															
3	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	1	2013	2013	3	1	228																															
4	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	1	2013	2013	3	1	25																															
5	0810	CONCRETE A	0	0	33	14	462.00	SF	6.50	6.50	1	2013	2013	3	1	30																															
6	0351	CARPORT MT	0	0	6	6	36.00	SF	10.00	10.00	1	2013	2013	3	1	4																															
7	0811	CONCRETE B	0	0	0	0	669.00	SF	5.20	5.20	1	2013	2013	3	1	35																															
8	1123	CB 8"	0	0	61	6	366.00	SF	6.15	6.15	1	2013	2013	3	1	23																															
9	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	1	2013	2013	3	1	18																															
10	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	1	2013	2013	3	1	10																															
LAND DESCRIPTION										TOTAL OB/XF										1,563																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	001600	C	SH CTR COM	0	0004	PUD	0.00	0.00	77,100.00	SF		1.00	1.00	1.00	18.50	18.50	1,426,350																														
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REVIEW DATE 04/25/2025 BY DCA Total Acres: 1.77 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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