

IN OR 2847/1829 (EX 1-6)
PARCEL 1-2 SEC 27-2N-28 &
PARCEL 23-1 SEC 39-2N-28

AMELIA MARKETPLACE LLC
465 S ORLANDO AVE #213
MAITLAND, FL 32751

2026

27-2N-28-0000-0001-0020



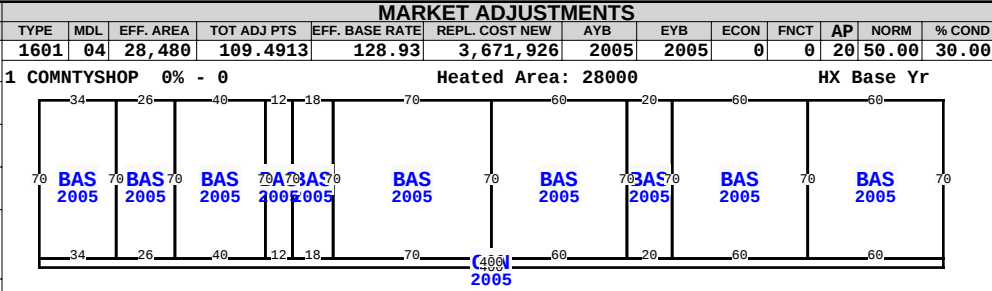
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 60
Exterior Wall	15 CONC BLOCK 40
Roof Structure	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 90
Roof Cover	13 STAND SEAM 10
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VTILE 60
Interior Floor	14 CARPET 40
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	94 100
Frame	03 MASONRY 100
Story Height	18 100
RMS	59 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1600COMMUNITY 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	840	100	2005	840	32,490
BAS	1,260	100	2005	1,260	48,736
BAS	1,400	100	2005	1,400	54,151
BAS	1,820	100	2005	1,820	70,396
BAS	2,380	100	2005	2,380	92,056
BAS	2,800	100	2005	2,800	108,301
BAS	4,200	100	2005	4,200	162,452
BAS	4,200	100	2005	4,200	162,452
BAS	4,200	100	2005	4,200	162,452
BAS	4,900	100	2005	4,900	189,527
TOTALS	29,600			28,480	101,578

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	94,000.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	2,336.00	LF	15.00
3	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00
4	0810	CONCRETE A	0	0	15	8	120.00	SF	6.50
5	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50
6	0810	CONCRETE A	0	0	60	4	240.00	SF	6.50
7	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50
8	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50
9	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50
10	0810	CONCRETE A	0	0	14	4	56.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001600	C	SH CTR COM	0	0004	CG	0.00	0.00	162,043.00

REVIEW DATE 10/08/2024 BY KW



** This building has 11 Sub-Areas									
474331 SR 200, FERNANDINA BEACH									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	94,000.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	2,336.00	LF	15.00
3	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00
4	0810	CONCRETE A	0	0	15	8	120.00	SF	6.50
5	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50
6	0810	CONCRETE A	0	0	60	4	240.00	SF	6.50
7	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50
8	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50
9	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50
10	0810	CONCRETE A	0	0	14	4	56.00	SF	6.50

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001600	C	SH CTR COM	0	0004	CG	0.00	0.00	162,043.00

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NASSAU COUNTY PROPERTY									
PAGE 1 of 4									
VALUATION SUMMARY									
VALUATION BY					DIRECT_CAP				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					3,577,001				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					0				
TOTAL MARKET VALUE					4,769,335				
SOH/AGL Deduction					287,639				
ASSESSED VALUE					4,481,696				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					4,481,696				
TOTAL JUST VALUE					4,769,335				
NCON VALUE					0				
INCOME VALUE					4769335				
PREVIOUS YEAR MKT VALUE					4,074,269				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013364	CHANGE OF OCCUPAN		12/08/2025
B250013296	CHANGE OF OCCUPAN	4,500	12/05/2025
SU250009489	SIGNAGE (SUITE 31	20,000	08/22/2025
C0240008732	NEW CAFE SHOP BUI	125,643	07/26/2024
SU240007235	CHANNEL LETTERS W	13,000	06/18/2024
B240004003	DUMPSTER ENCLOSUR	6,419	04/09/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2847/1829	2/17/2026	SW	Q	I	01	5,675,000	
GRANTOR: GANESH AMELIA PLAZA L							
GRANTEE: AMELIA MARKETPLACE							
2270/0621	4/25/2019	SW	Q	I	01	4,160,000	
GRANTOR: AMSA DEVELOPMENT LLC							
GRANTEE: GANESH AMELIA PLAZA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005; LABEL=474311; ORIG=-200,0] W70 S70 E70 N70 \$									
BAS=[YR=2005; LABEL=474317; ORIG=-60,0] W60 S70 E60 N70 \$									
BAS=[YR=2005; LABEL=474323; ORIG=0,0] W60 S70 E60 N70 \$									
BAS=[YR=2005; LABEL=474313; ORIG=-140,0] W60 S70 E60 N70 \$									
BAS=[YR=2005; LABEL=474305/474307; ORIG=-300,0] W40 S70 E40 N70 \$									
BAS=[YR=2005; LABEL=474301; ORIG=-366,0] W34 S70 E34 N70 \$									
BAS=[YR=2005; LABEL=474303; ORIG=-340,0] W26 S70 E26 N70 \$									
CAN=[YR=2005; ORIG=-400,70] S4 E400 N4 W400 \$									
BAS=[YR=2005; LABEL=474315; ORIG=-140,0] E20 S70 W20 N70 \$									
BAS=[YR=2005; LABEL=474309; ORIG=-270,0] W18 S70 E18 N70 \$									
BAS=[YR=2005; LABEL=474309; ORIG=-288,0] W12 S70 E12 N70 \$									

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 90			
Exterior Wall	16	WD FR STUC 10			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	08	DECORATIVE 100			
Interior Floor	13	LVT/LAMNT 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	04	ROOF TOP 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	02	10 100			
Frame		WOOD FRAME 100			
Story Height	1.	10 100			
RMS		2 100			
Stories		1. 100			
Units		0 100			
Quality	06	Quality Level 06			
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	738	100	2025	738	302,267
CAN	15	30	2025	4	1,638
CAN	27	30	2025	8	3,276
CAN	47	30	2025	14	5,734
PTO	85	5	2025	4	1,638
TOTALS	912			768	314,554

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1403	04	768	159.7596	409.78	314,711	2024	2024	0	0	0.05	99.95

2 PR/FAB@GST 0% - 2025

Heated Area: 738

HX Base Yr

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REVIEW DATE 10/08/2024 BY KW Total Acres: 3.72 Total Land Value: 1,192,334 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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