

IN OR 1354/1949
PARCEL 1-7 SEC 27-2N-28 &
PARCEL 23-2 SEC 39-2N-28

AMSA II LLC/
2804 ST JOHNS BLUFF RD S, STE #107
JACKSONVILLE, FL 32246

2026

27-2N-28-0000-0001-0070



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																						
Exterior Wall	16	WD FR STUC 80	1602	04	11,633	112.9342	125.36	1,458,313	2008	2008	0	0	0	20.40	79.60	VALUATION BY DIRECT_CAP																					
Exterior Wall	28	GLASS THRM 20	1 NBHD SHOP 0% - 0													Tax Group: 4 Tax Dist:																					
Roof Structure	10	STEEL FRME 100	Heated Area: 11275													BUILDING MARKET VALUE 925,441																					
Roof Cover	04	BUILT-UP 90	HX Base Yr													TOTAL MARKET OB/XF VALUE 0																					
Roof Cover	13	STAND SEAM 10	53 152 55 5 53 152 5 5 5 5 2008 2019 2008 2008													TOTAL LAND VALUE - MARKET 0																					
Interior Wall	05	DRYWALL 100														TOTAL MARKET VALUE 1,381,255																					
Interior Floor	08	SHT VINYL 60														SOH/AGL Deduction 194,843																					
Interior Floor	11	CLAY TILE 40														ASSESSED VALUE 1,186,412																					
Ceiling	04	NONE 100														TOTAL EXEMPTION VALUE 0																					
Air Condition	04	ROOF TOP 100														BASE TAXABLE VALUE 1,186,412																					
Heating Type	04	AIR DUCTED 100														TOTAL JUST VALUE 1,381,255																					
Fixtures	30	100														NCON VALUE 0																					
Frame	05	STEEL 100														INCOME VALUE 1381255																					
Story Height	15	100														PREVIOUS YEAR MKT VALUE 1,078,556																					
RMS	15	100	MISC SMALL PLASTIC BOLLARDS - IN FRONT OF TRULIEVE													PERMIT NUM DESCRIPTION AMT ISSUED																					
Stories	1.	1. 100														19003837 NEW CONST-DISPENS 141,566 06/05/2019																					
Units	0	100														E21258 ELEC OTHER 1,000 09/01/2008																					
Occupancy	00	NONE 100														B21523 BUILD OUT 0 08/01/2008																					
Quality	03	Quality Level 03	SALES DATA													OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																					
DOR CODE	1600	COMMUNITY SHOPPING														1354/1949 10/03/2005 WD Q V 02 100																					
MAP NUM		MKT AREA 04														GRANTOR: AMSA DEVELOPMENT LLC																					
NEIGHBORHOOD/LOC	4002.00															GRANTEE: AMSA II LLC																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTALS 12,465 11,633 160,817													BLD DATE 05/13/2026 REA LGL DATE 04/16/2026 DC																		
BAS	8,360	100	2008	8,360	834,216	474285 SR 200, FERNANDINA BEACH													INC DATE 05/13/2026 AG DATE																		
BAS	2,915	100	2019	2,915	290,878	EXTRA FEATURES													BUILDING NOTES																		
CAN	165	30	2008	50	4,989	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													BUILDING DIMENSIONS																		
CAN	1,025	30	2008	308	30,734	1 0400 CONC CURB 0 0 0 0 718.00 LF 15.00 15.00 100 2008 2008 3 90 9,693													BAS=[YR=2008;LABEL=Suite: 3;ORIG=0,0] W152 S55 E152 N55 \$																		
TOTALS 12,465 11,633 160,817																										TOTAL OB/XF 60,530											
LAND DESCRIPTION																										TOTAL OB/XF 60,530											
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	CG	0.00	0.00	56,111.00	SF		1.00	1.00	1.00	23.00	23.00	1,290,553																				
REVIEW DATE 04/08/2025 BY KW Total Acres: 1.29 Total Land Value: 455,814 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS																																					