

GARAGE UNIT G-12  
AMELIA LAKES @ FDNA BEACH  
CONDO OR 1344/1628

AMELIA INVEST LLC  
201 E MCBEE AVE, SUITE 202  
GREENVILLE, SC 29601-2886

2026

27-2N-28-004L-0G12-0000



| 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 |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| Parking                                                                                                                                                                                                                | DET GARAGE | DET GARAGE 100 | 0045300 |     | 264       |                    |                |                | 2000 | 2000 | 100  | 100  | 0 |      |        |               | VALUATION BY STANDARD     |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| 1 CONDO 0% - 0 HX Base Yr                                                                                                                                                                                              |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               | VALUATION SUMMARY         |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               | Tax Group: 4              |                        |  |  |  |  | Tax Dist: |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               | BUILDING MARKET VALUE     |                        |  |  |  |  | 10,000    |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               | TOTAL MARKET OB/XF VALUE  |                        |  |  |  |  | 0         |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               | TOTAL LAND VALUE - MARKET |                        |  |  |  |  | 0         |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               | TOTAL MARKET VALUE        |                        |  |  |  |  | 10,000    |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               | SOH/AGL Deduction         |                        |  |  |  |  | 1,200     |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               | ASSESSED VALUE            |                        |  |  |  |  | 8,800     |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               | TOTAL EXEMPTION VALUE     |                        |  |  |  |  | 0         |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               | BASE TAXABLE VALUE        |                        |  |  |  |  | 8,800     |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE                                                                                                                                                                                                       |            |                |         |     |           | 10,000             |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                                                                                                                                                                                                             |            |                |         |     |           | 0                  |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                                                                                                                                                                                                           |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE                                                                                                                                                                                                |            |                |         |     |           | 8,000              |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| Quality 03 Quality Level 03                                                                                                                                                                                            |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE 0403 CONDO GRG/PRK SPACES                                                                                                                                                                                     |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 04                                                                                                                                                                                                    |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 4010.00                                                                                                                                                                                               |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE                                                                                                                                          |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS 264 264                                                                                                                                                                                                         |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES PARADISE COMMONS, FERNANDINA BEACH                                                                                                                                                                      |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND 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                                                                                      |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION TOTAL OB/XF 0                                                                                                                                                                                         |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS                                                                                       |            |                |         |     |           |                    |                |                |      |      |      |      |   |      |        |               |                           |                        |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |