BEING PARCEL B IN OR 2197/500
LYING S OF COURTNEY ISLES WY
SHOPPES AT AMELIA CONCOURSE

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PLACE STE #1
FERNANDINA BEACH, FL 32034

2026

37-2N-27-1950-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COURTNEY ISLES WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
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	03	100
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2197/0500	5/18/2018	SW	U	V	18	2,600,000
GRANTOR: THE COMMERCIAL RANGE						
GRANTEE: NASSAU COUNTY BOARD						
2108/1050	3/21/2017	QC	U	V	11	6,100
GRANTOR: KIMCO NASSAU LLC						
GRANTEE: THE COMMERCIAL RANG						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009400	C	RIGHT-OF-WAY	0		IW	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/09/2026 BY SYS