

PT NE1/4 & PT E1/2 OF NW1/4 OF
FRACL SEC 46-2N-28E IN
OR 2487/149 BEING TRACT "1"

WINDWARD AMELIA MARINA OWNER LLC/
20807 BISCAYNE BLVD STE 200
AVENTURA, FL 33180

2026

46-2N-28-0000-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 10										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	05	AVERAGE 100								1701	04	811	81.7425	122.00	98,942	1960	1980	0	0	0	72.00	28.00								
Roof Structur	04	WOOD TRUSS 100								1 OFFICE 0% - 0										Heated Area: 720 HX Base Yr										
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	04	PLYWOOD 50																												
Interior Wall	05	DRYWALL 50																												
Interior Floo	09	PINE WOOD 100																												
Ceiling	02	F.NOT SUS 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures	02	WOOD FRAME 100																												
Frame	02	WOOD FRAME 100																												
Story Height		8 100																												
RMS		3 100																												
Stories	1.	1. 100																												
Units		0 100																												
BUD8 Adjustme	05	DIST 1A 100																												
Occupancy	00	NONE 100																												
Quality		03 Quality Level 03																												
DOR CODE		2000 TRANSIT TERMINALS/MARINAS																												
MAP NUM										MKT AREA		02																		
NEIGHBORHOOD/LOC		2001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	720	100	1993	720	24,595																									
CAN	36	30	1993	11	376																									
DCK	763	10	1993	76	2,596																									
STR	42	10	2007	4	137																									
TOTALS		1,561		811		27,704																								
EXTRA FEATURES										251 CREEKSIDE DR, FERNANDINA BEACH																				
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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1989	1989	3	20	600														
2	0424	CL FNC 6'	0	0	0	0	58.00	LF	20.00	20.00	100	1989	1989	3	24	278														
3	0922	CWALL-CB/D	0	0	0	0	2,518.00	LF	740.00	740.00	100	1989	1989	3	20	372,664														
4	0810	CONCRETE A	0	0	0	0	392.00	SF	6.50	6.50	100	1960	1960	3	20	510														
5	0812	CONCRETE C	0	0	0	0	3,850.00	SF	4.00	4.00	100	1986	1986	3	44	6,776														
6	0803	ASPHALT C	0	0	0	0	48,750.00	SF	2.00	2.00	100	1989	1989	3	50	48,750														
7	0855	CONC PAVER	0	0	0	0	3,012.00	SF	10.00	10.00	100	1989	1989	3	52	15,662														
8	0820	WOOD WALK	0	0	14	6	84.00	SF	11.75	11.75	100	1987	1987	3	40	395														
9	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480														
10	0811	CONCRETE B	0	0	53	20	1,060.00	SF	5.20	5.20	100	1990	1990	3	54.5	3,004														
LAND DESCRIPTION										TOTAL OB/XF 449,119																				
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	002001	C	TRANS TERM	0	0004	CG	0.00	0.00	283,300.00	SF		1.00	1.00	0.60	9.00	5.40	1,529,820													
2	009615	C	SLOUGH-MAS	0			0.00	0.00	8.20	AC		1.00	1.00	1.00	25.00	25.00	205													
3	009500	C	SUBMERGED	0			0.00	0.00	15.52	AC		1.00	1.00	1.00	25.00	25.00	388													
REVIEW DATE 10/30/2024 BY DC Total Acres: 29.87 Total Land Value: 1,530,413 Market: 0 Agricultural: 0 Common: 1,530,413 PRINTED 07/09/2026 BY SYS																														

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/0149	8/09/2021	SW	Q	I	05	4,475,000

GRANTOR: AI MARINA INC

GRANTEE: WINDWARD AMELIA MAR

2216/1884	8/06/2018	SW	Q	I	05	6,355,800
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GRANTOR: AIYB LLC

GRANTEE: AI MARINA INC

BUILDING DIMENSIONS

BAS=[YR=1993] W9 CAN=[YR=1993] N6 STR=[YR=2007]
N7W6S7E6\$W6S6E6\$ W21DCK=[YR=1993] N5
W8S5W18S24E17S11E9N35\$S24E30 N24\$.

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	VALUATION SUMMARY																	
Exterior Wall		05	AVERAGE 100		1701	04	2,256	88.8300	132.58	299,100	1970	1990	0	0	0	45.50	54.50	VALUATION BY					STANDARD												
Roof Structure		04	WOOD TRUSS 100		3 OFFICE 0% - 0													Heated Area: 1749													HX Base Yr				
Roof Cover		13	STAND SEAM 100															Tax Group: 8													Tax Dist:				
Interior Wall		05	DRYWALL 80															BUILDING MARKET VALUE													1,456,929				
Interior Wall		06	CUST PANEL 20															TOTAL MARKET OB/XF VALUE													964,838				
Interior Floor		13	LVT/LAMNT 100															TOTAL LAND VALUE - MARKET													1,530,413				
Ceiling		02	F.NOT SUS 100															TOTAL MARKET VALUE													3,952,180				
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													476,840				
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													3,475,340				
Fixtures		3	100															TOTAL EXEMPTION VALUE													0				
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE													3,475,340				
Story Height			7 100															TOTAL JUST VALUE													3,952,180				
RMS			7 100		NCON VALUE													0																	
Stories		1.	1. 100		INCOME VALUE													9571023																	
Units			0 100		PREVIOUS YEAR MKT VALUE													3,159,400																	
BUD8 Adjustme		05	DIST 1A 100																																
Occupancy		00	NONE 100																																
Quality		03	Quality Level 03																																
DOR CODE		2000	TRANSIT TERMINALS/MARINAS																																
MAP NUM			MKT AREA				02																												
NEIGHBORHOOD/LOC		2001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,749	100	1993	1,749	126,376																														
CAN	146	30	1993	44	3,180																														
CAN	56	30	2007	17	1,228																														
CAN	72	30	2007	22	1,590																														
UST	1,060	40	1993	424	30,637																														
TOTALS		3,083			2,256	163,010																													
EXTRA FEATURES					251 CREEKSIDE DR, FERNANDINA BEACH										BLD DATE		01/15/2020		KK		LGL DATE														
															XF DATE		01/15/2020		KK		LAND DATE														
															INC DATE		05/15/2026		DC		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																			
11	0812	CONCRETE C	0	0	0	0	10,060.00	SF	4.00	4.00	100	1992	1992	3	59.5	23,943																			
12	0966	FIRE SPRNK	0	0	126	120	15,120.00	SF	3.00	3.00	100	1993	1993	3	62	28,123																			
13	0812	CONCRETE C	0	0	0	0	1,266.00	SF	4.00	4.00	100	1995	1995	3	66	3,342																			
14	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1995	1995	3	20	216																			
15	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1994	1994	3	29	435																			
16	0300	BOAT DCK W	0	0	11	4	44.00	SF	40.00	40.00	100	1995	1995	3	20	352																			
17	0310	AL GANG WY	0	0	0	0	26.00	LF	115.00	115.00	100	1995	1995	3	20	598																			
18	0820	WOOD WALK	0	0	4	12	48.00	SF	11.75	11.75	100	1995	1995	3	40	226																			
19	0430	CL FNC 6B	0	0	0	0	920.00	LF	9.70	9.70	100	1993	1993	3	28	2,499																			
20	0400	CONC CURB	0	0	0	0	1,562.00	LF	15.00	15.00	100	1993	1993	3	70	16,401																			
LAND DESCRIPTION										TOTAL OB/XF										76,135															
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											

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 6 of 10				8							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 90		4803		04		126		69.9300		33.22		4,186		1995		1995		0		0		45.00		55.00		VALUATION BY					STANDARD						
Exterior Wall		19		COMMON BRK 10		7		STOR WAREH		0%		0				Heated Area: 126														Tax Group: 8					Tax Dist:						
Roof Structur		04		WOOD TRUSS 100																										BUILDING MARKET VALUE					1,456,929						
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					964,838						
Interior Wall		07		NONE 100																										TOTAL LAND VALUE - MARKET					1,530,413						
Interior Floo		04		C ABOVE GD 100																										TOTAL MARKET VALUE					3,952,180						
Ceiling		04		NONE 100																										SOH/AGL Deduction					476,840						
Air Condition		01		NONE 100																										ASSESSED VALUE					3,475,340						
Heating Type		01		NONE 100																										TOTAL EXEMPTION VALUE					0						
Fixtures				1 100																										BASE TAXABLE VALUE					3,475,340						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					3,952,180						
Story Height				8 100																										NCON VALUE					0						
RMS				1 100																										INCOME VALUE					9571023						
Stories		1.		1. 100																										PREVIOUS YEAR MKT VALUE					3,159,400						
Units				0 100																																					
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		2000		TRANSIT TERMINALS/MARINAS																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		2001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		126		100		1995		126		2,302																															
TOTALS		126						126		2,302																															
EXTRA FEATURES																																									
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											
51		0302		FLT DOCK C		0 0		0 0		3,733.00		SF		50.00		50.00		100		1988		1988																			

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