

LOTS 22
IN OR 2011/1323
EX ESMT IN OR 455/160 & 161

WIRELESS ONE MANAGEMENT LLC
1551 JENNINGS MILL RD #1100A
WATKINSVILLE, GA 30677

2023

00-00-30-0120-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	14	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	OWNER OCC 100

Quality 04 Quality Level 04

DOR CODE 1100 STORES, 1 STORY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	276,932
CAN	216	30	65	9,534
PTO	300	5	15	2,200
PTO	456	5	23	3,374

TOTALS 2,860 1,991 292,040

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
1	0812	CONCRETE C	0	0	0	0		4,960.00	4.00	100	1985	1985	3	49.5	9,821	
5	0810	CONCRETE A	0	0	25	5		125.00	6.50	100	2017	2017	3	97	788	
6	0978	SECURTY LT	0	0	0	0		1.00	450.00	100	2017	2017	3	94	423	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0003	CI	100.00	103.00	12,251.00	SF		1.00	1.00	1.00	12.50	12.50	153,138							

REVIEW DATE 01/20/2022 BY KK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1101	04	1,991	125.1558	183.35	365,050	1985	2000	0	0	0	20.00	80.00	
1 RETAILSTOR - 0% - 0 Heated Area: 1888 HX Base Yr													
1845 S 8TH ST, FERNANDINA BEACH													
		BLD DATE	01/20/2022	KK	LGL DATE			05/25/2023	DC				
		XF DATE	01/20/2022	KK	LAND DATE								
		INC DATE			AG DATE								

1845 S 8TH ST, FERNANDINA BEACH

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XF DATE	01/20/2022	KK	LAND DATE		
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REVIEW DATE 01/20/2022 BY KK

NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										292,040				
TOTAL MARKET OB/XF VALUE										11,032				
TOTAL LAND VALUE - MARKET										153,138				
TOTAL MARKET VALUE										456,210				
SOH/AGL Deduction										168,257				
ASSESSED VALUE										287,953				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										287,953				
TOTAL JUST VALUE										456,210				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										319,256				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632907	REMODEL	78,000	08/01/2016
R1615254	REPAIR/RRF	12,000	08/01/2016
B9501998	REMODEL	1,800	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2011/1323	10/27/2015	SW	Q	I	02	285,000

GRANTOR: CRIMSON BUCCANEER TRA

GRANTEE: WIRELESS ONE MANAGEMENT

1954/1721 12/30/2014 CT U I 18 100

GRANTOR: CLERK OF COURT

GRANTEE: CRIMSON BUCCANEER T

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W30 S10 BAS=[YR=2017] S74 CAN=[YR=1993] W4 S6

PTO=[YR=1993] S4 E34 N84 W4 S80 W30\$ E30 N12 W6 S6 W20\$ E20

N6 E6 N68 W26\$ E30 N10\$.