

LOT 17 & 18
EX R/W IN OR 94/432
FIVE POINTS 2 PB 3/35

ISLAND LIFE GRAPHICS INC/
1410 OAK STREET EAST
FERNANDINA BEACH, FL 32034

2023

00-00-30-024B-0018-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	7 100
Frame	05 STEEL 100
Story Height	14 100
RMS	11 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	4800 WAREHOUSE-STORAGE

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2002.00
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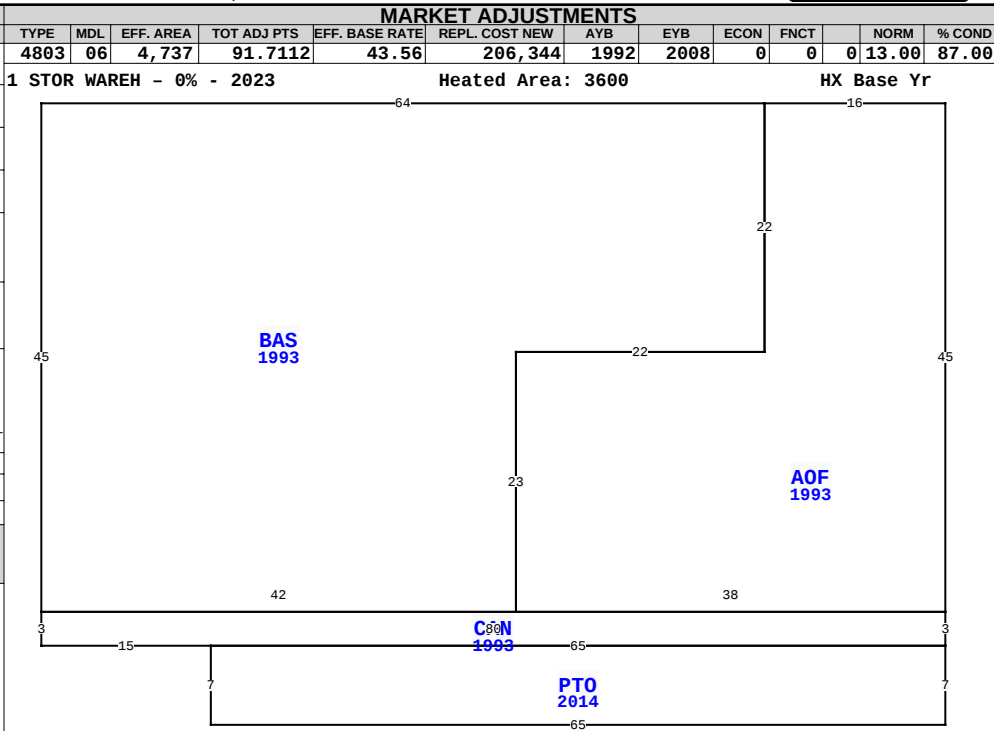
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,226	185	2,268	85,951
BAS	2,374	100	2,374	89,968
CAN	240	30	72	2,728
PTO	455	5	23	872

TOTALS	4,295	4,737	179,519
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	11,313.00	SF	4.00	4.00	
2	0430	CL FNC 6B	0	0	0	0	365.00	LF	9.70	9.70	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
4	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	
7	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	
8	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	
9	0441	STK FNC 4'	0	0	0	0	7.00	LF	6.50	6.50	
10	0966	FIRE SPRNK	0	0	0	0	3,600.00	SF	3.00	3.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004800	C	WAREHOUSE	0	0006	CI	100.00	172.00	26,832.00	SF	

REVIEW DATE	10/11/2019	BY	KKA
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1410 E OAK ST, FERNANDINA BEACH	BLD DATE	10/11/2019	KKA	LGL DATE	
	XF DATE	10/11/2019	KKA	LAND DATE	10/11/2019
	INC DATE			AG DATE	

TOTAL OB/XF											
39,031											

TOTAL OB/XF											
39,031											

Market:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		179,519	
TOTAL MARKET OB/XF VALUE		39,607	
TOTAL LAND VALUE - MARKET		268,320	
TOTAL MARKET VALUE		487,446	
SOH/AGL Deduction		0	
ASSESSED VALUE		487,446	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		487,446	
TOTAL JUST VALUE		487,446	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,557	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14543	OTHER	0	12/01/2010
B24082	REMODEL	10,000	11/01/2010
C0922727	C0 ISSUED	0	08/01/2009
P13897	OTHER	0	08/01/2009
B22727	DEMOLITION	30,000	08/01/2009
7905	NEW CONSTR	21,200	03/09/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2578/1960	7/15/2022	SW	Q	I	05
GRANTOR: TRIGGER LLC					
GRANTEE: ISLAND LIFE GRAPHIC					
2333/0810	10/18/2019	WD	U	I	11
GRANTOR: SPICER WILLIAM T & SU					
GRANTEE: TRIGGER LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
AOF=[YR=1993] W16 BAS=[YR=1993] W64 S45 CAN=[YR=1993] S3 E15PT0=[YR=2014] S7E65N7 W65\$E65N3W80\$E42N23E22N22\$S22 W22S23E38N45\$.											

OTHER ADJUSTMENTS AND NOTES											

Common:	268,320
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1410 OAK STREET EAST
FERNANDINA BEACH, FL 32034**

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REVIEW DATE 10/11/2019 BY KKA Total Acres: 0.00 Total Land Value: 268,320 Market: 0 Agricultural: 0 Common: 268,320 PRINTED 08/02/2023 BY SYS