LOT 19
PT OR 1788/386
FIVE POINTS 2 PB 3/35

COOLING CASTLES LLC/
PO BOX 17171
FERNANDINA BEACH, FL 32035

2023

00-00-30-024B-0019-0000

BUILDING CHARACTERISTICS

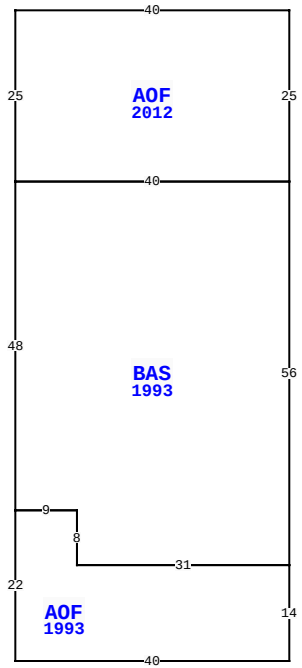
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	632	185	1,169	33,914
AOF	1,000	185	1,850	53,671
BAS	2,168	100	2,168	62,897
TOTALS	3,800		5,187	150,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	5,187	105.3007	50.02	259,454	1993	1993	0	0	0	42.00	58.00

1 STOR WAREH – 0% - 0 Heated Area: 3800 HX Base Yr



BLD DATE	10/11/2019	KKA	LGL DATE
XF DATE	10/11/2019	KKA	LAND DATE 10/11/2019 KKA
INC DATE			AG DATE

1438 E OAK ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	150,483
TOTAL MARKET OB/XF VALUE	21,105
TOTAL LAND VALUE - MARKET	206,400
TOTAL MARKET VALUE	377,988
SOH/AGL Deduction	137,642
ASSESSED VALUE	240,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,346
TOTAL JUST VALUE	377,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0654	REMODEL	500	12/01/1993
0249	NEW CONSTR	75,616	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2301/1488	8/30/2019	QC	U	I	11	100
GRANTOR: MASON DAVID B						
GRANTEE: COOLING CASTLES LLC						
1392/0788	3/01/2006	WD	Q	I		425,000
GRANTOR: BUBENIK JOHN S & BONN						
GRANTEE: MASON DAVID B & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2012] W40 S25 BAS=[YR=1993] S48 AOF=[YR=1993]
S22E40 N14 W31 N8 W9$ E9 S8 E31 N56 W40$ E40 N25$.

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
1	0812	CONCRETE C	0	0	0	0	6,204.00	SF	4.00	4.00	100	1993	1993	3	68	16,875	
2	0424	CL FNC 6'	0	0	0	0	375.00	LF	20.00	20.00	100	1993	1993	3	32	2,400	
3	0400	CONC CURB	0	0	0	0	56.00	LF	15.00	15.00	100	1993	1993	3	76	638	
4	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1993	1993	3	20	320	
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1993	1993	3	32	224	
6	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1993	1993	3	36	648	

LAND DESCRIPTION

TOTAL OB/XF 21,105

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	004800	C	WAREHOUSE	0	0006	CI	100.00	172.00	17,200.00	SF		1.00	1.00	0.80	15.00	12.00	206,400							

REVIEW DATE 10/11/2019 BY KKA Total Acres: 0.00 Total Land Value: 206,400 Market: 0 Agricultural: 0 Common: 206,400 PRINTED 08/02/2023 BY SYS