

LOTS 1 & 2 EX S 95 FT & LOT 3
IN OR 2448/616
HIGHWAY EST PB3/9

FERNANDINA PLAZA LLC/
7077 BONNEVAL RD STE 400
JACKSONVILLE, FL 32216

2023

00-00-30-0290-0001-0010



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	PAGE 1 of 3																																													
Exterior Wall	19	COMMON BRK 100	1721	04	2,473	127.0815	206.83	511,491	1975	2000	0	0	0	20.00	80.00	VALUATION SUMMARY																																												
Roof Structur	04	WOOD TRUSS 100	1 MDL OFFICE - 0% - 0 Heated Area: 2430 HX Base Yr BAS 1993 CAN 1993													STANDARD																																												
Roof Cover	03	COMP SHNGL 100														Tax Group: 8		Tax Dist:																																										
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE		1,517,368																																										
Interior Floo	11	CLAY TILE 90														TOTAL MARKET OB/XF VALUE		42,758																																										
Interior Floo	14	CARPET 10														TOTAL LAND VALUE - MARKET		800,238																																										
Ceiling	01	FIN.SUSPD 100														TOTAL MARKET VALUE		2,360,364																																										
Air Condition	03	CENTRAL 100														SOH/AGL Deduction		668,366																																										
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE		1,691,998																																										
Fixtures	20	100														TOTAL EXEMPTION VALUE		0																																										
Frame	03	MASONRY 100														BASE TAXABLE VALUE		1,691,998																																										
Story Height	11	100	TOTAL JUST VALUE		2,360,364																																																							
RMS	14	100	NCON VALUE		0																																																							
Stories	1.	1. 100	INCOME VALUE		983,458																																																							
Units	0	100	PREVIOUS YEAR MKT VALUE		1,538,180																																																							
BUD8 Adjustme	05	DIST 1A 100	PERMIT NUM DESCRIPTION AMT ISSUED <table><tr><td>22011318</td><td>BLD OUT -2898 BAI</td><td>150,000</td><td>07/25/2022</td></tr><tr><td>21014335</td><td>REPLACE-5 AWNINGS</td><td>7,200</td><td>10/18/2021</td></tr><tr><td>B006753</td><td>REPAIR/RRF</td><td>6,800</td><td>01/01/2000</td></tr><tr><td>R002244</td><td>REPAIR/RRF</td><td>0</td><td>01/01/2000</td></tr><tr><td>E995822</td><td>REMODEL</td><td>2,000</td><td>04/01/1999</td></tr><tr><td>B9905726</td><td>NEW CONSTR</td><td>60,000</td><td>01/01/1999</td></tr></table> SALES DATA <table><tr><th>OFF RECORD Number</th><th>DATE</th><th>TYPE INST</th><th>Q / U</th><th>V / I</th><th>RSN CD</th><th>SALE PRICE</th></tr><tr><td>2448/0616</td><td>3/31/2021</td><td>WD</td><td>Q</td><td>I</td><td>01</td><td>1,750,000</td></tr></table> GRANTOR: COOK MICHAEL H ET AL GRANTEE: FERNANDINA PLAZA LL <table><tr><td>2312/0239</td><td>3/05/2019</td><td>WD</td><td>U</td><td>I</td><td>11</td><td>100</td></tr></table> GRANTOR: MICHAEL H COOK REV LV GRANTEE: MICHAEL H COOK LIVI													22011318	BLD OUT -2898 BAI	150,000	07/25/2022	21014335	REPLACE-5 AWNINGS	7,200	10/18/2021	B006753	REPAIR/RRF	6,800	01/01/2000	R002244	REPAIR/RRF	0	01/01/2000	E995822	REMODEL	2,000	04/01/1999	B9905726	NEW CONSTR	60,000	01/01/1999	OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	2448/0616	3/31/2021	WD	Q	I	01	1,750,000	2312/0239	3/05/2019	WD	U	I	11	100
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Occupancy	00	NONE 100	BLD DATE		12/15/2022		HS		LGL DATE																																																			
Quality	03	Quality Level 03	XF DATE		11/30/2021		KK		LAND DATE		11/30/2021		KK																																															
DOR CODE	1720	MEDICAL OFFICE	INC DATE						AG DATE																																																			
MAP NUM		MKT AREA																																																										
NEIGHBORHOOD/LOC	2002.00																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																								
BAS	2,430	100	2,430	402,078																																																								
CAN	144	30	43	7,115																																																								
TOTALS	2,574		2,473	409,193																																																								
EXTRA FEATURES					2884 S 8TH ST, 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	0400	CONC CURB	0	0	0	0	582.00	LF	15.00	15.00	100	1975	1975	3	38	3,317																																												
2	0402	CONC BUMPE	0	0	0	0	18.00	UT	25.00	25.00	100	1975	1975	3	38	171																																												
3	0803	ASPHALT C	0	0	0	0	10,189.00	SF	2.00	2.00	100	1982	1982	3	50	10,189																																												
5	0803	ASPHALT C	0	0	0	0	7,929.00	SF	2.00	2.00	100	1991	1991	3	50	7,929																																												
6	0400	CONC CURB	0	0	0	0	366.00	LF	15.00	15.00	100	1991	1991	3	72	3,953																																												
7	0402	CONC BUMPE	0	0	0	0	24.00	UT	25.00	25.00	100	1991	1991	3	72	432																																												
8	0812	CONCRETE C	0	0	0	0	1,140.00	SF	4.00	4.00	100	1975	1975	3	27	1,231																																												
9	0810	CONCRETE A	0	0	0	0	785.00	SF	6.50	6.50	100	1999	1999	3	79	4,031																																												
10	0649	LIGHTS-GD	0	0	0	0	7.00	SF	225.00	225.00	100	1999	1999	3	20	315																																												
11	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1975	1975	3	20	180																																												
LAND DESCRIPTION					TOTAL OB/XF 31,748																																																							
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	001910	C	MEDICAL OF	0		CG	252.00	290.00	64,019.00	SF		1.00	1.00	1.00	12.50	12.50	800,238																																											
REVIEW DATE 12/15/2022 BY HS Total Acres: 0.00 Total Land Value: 800,238 Market: 0 Agricultural: 0 Common: 800,238 PRINTED 08/02/2023 BY SYS																																																												

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