

S-3 OF LOTS 6,7,8,9 & PARCEL
3-18 OF SEC 29-3N-28
IN OR 2642/1036 AS PARCEL 1

MIDWAY ASSOCIATES/
9018 LAKES BLVD
WEST PALM BEACH, FL 33412

2023

00-00-30-036A-0006-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	15 CONC BLOCK 20
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VTILE 90
Interior Floor	14 CARPET 10
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	25 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	04 Quality Level 04
DOR CODE	1920 PROF DAYCARE

MAP NUM	MKT AREA	01
---------	----------	----

NEIGHBORHOOD/LOC	2004.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,829	100	4,829	659,705
BAS	171	100	171	23,361
CAN	126	30	38	5,191
CAN	416	30	125	17,077

TOTALS	5,542		5,163	705,334
--------	-------	--	-------	---------

EXTRA FEATURES										
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0400	CONC CURB	0	0	0	0	358.00	LF	15.00	15.00
2	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00
3	0810	CONCRETE A	0	0	47	5	235.00	SF	6.50	6.50
4	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50
5	0423	CL FNC 5'	0	0	0	0	193.00	LF	6.85	6.85
6	0446	BOX FNC 6'	0	0	0	0	386.00	LF	20.00	20.00
7	0462	ST/AL FNC	0	0	198	5	990.00	SF	10.00	10.00
9	0966	FIRE SPRNK	0	0	0	0	5,000.00	SF	3.00	3.00
10	0978	SECURTY LT	0	0	0	0	3.00	UT	225.00	225.00
11	0803	ASPHALT C	0	0	0	0	12,585.00	SF	2.00	2.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	001920	C	PROF DAYCARE	0	0006	C-2	0.00	0.00	47,872.00	SF

REVIEW DATE 06/15/2021 BY KK

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0603	04	5,163	104.6714	152.30	786,325	2001	2001	0	0	10.30
1 DAYCARE CR - 0% - 0										
Heated Area: 5000 HX Base Yr										
BLD DATE 06/15/2021 KK LGL DATE 06/15/2021 KK										
XF DATE 06/15/2021 KK LAND DATE 06/15/2021 KK										
INC DATE AG DATE										

1986 CITRONA DR, FERNANDINA BEACH										
TOTAL OB/IF 36,557										

TOTAL OB/IF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	001920	C	PROF DAYCARE	0	0006	C-2	0.00	0.00	47,872.00	SF

Total Acres: 0.00 Total Land Value: 574,464 Market: 0 Agricultural: 0 Common: 574,464

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			705,334
TOTAL MARKET OB/IF VALUE			37,726
TOTAL LAND VALUE - MARKET			574,464
TOTAL MARKET VALUE			1,317,524
SOH/AGL Deduction			366,460
ASSESSED VALUE			951,064
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			951,064
TOTAL JUST VALUE			1,317,524
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			864,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110668	H/AC	4,000	05/02/2011
20012667	XFOB	1,000	12/17/2001
20012463	OTHER	1,000	11/12/2001
20012408	XFOB	8,000	11/01/2001
20011612	XFOB	5,000	07/17/2001
20011429	NEW CONSTR	10,500	06/26/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1036	5/18/2023	WD	Q	I	05	1,950,000
GRANTOR: ABBSS TERR INC						
GRANTEE: MIDWAY ASSOCIATES						
2470/1392	6/11/2021	WD	Q	I	05	1,100,000
GRANTOR: STEP BY STEP FERNANDI						
GRANTEE: ABBSS TERR INC						

BUILDING NOTES										
----------------	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS										
BAS=[YR=2001] W12 CAN=[YR=2001] N8 W52 S8 E52 \$ W88 S50 E19										
BAS=[YR=2002] E10 CAN=[YR=2001] S7 E18 N7 W18 \$ E9 N9 W19										
S9 \$ N9 E19 S9 E62 N50 \$.										

PRINTED 08/02/2023 BY SYS

**MIDWAY ASSOCIATES/
9018 LAKES BLVD
WEST PALM BEACH, FL 33412**

00-00-30-036A-0006-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2						
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY										STANDARD										
																					Tax Group: 2										Tax Dist:									
																					BUILDING MARKET VALUE										705,334									
																					TOTAL MARKET OB/XF VALUE										37,726									
																					TOTAL LAND VALUE - MARKET										574,464									
																					TOTAL MARKET VALUE										1,317,524									
																					SOH/AGL Deduction										366,460									
																					ASSESSED VALUE										951,064									
																					TOTAL EXEMPTION VALUE										0									
																					BASE TAXABLE VALUE										951,064									
																					TOTAL JUST VALUE										1,317,524									
																					NCON VALUE										0									
																					INCOME VALUE																			
																					PREVIOUS YEAR MKT VALUE										864,613									