

LOTS 11 12 13 14 50 51 52 &
N1/2 OF LOTS 15 & 49
IN OR 2003/513

FIVE POINTS VILLAGE LLC
1666 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-0380-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1600 COMMUNITY SHOPPING

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,400	100	6,400	262,446
BAS	2,624	100	2,624	107,603
CAN	640	30	192	7,873
CAN	410	30	123	5,044
PTO	512	5	26	1,066
PTO	246	5	12	492

TOTALS 10,832 9,377 384,524

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	0810	CONCRETE A	0	0	20	20			400.00	SF 6.50	100	2004	2004	3	86	2,236
2	0803	ASPHALT C	0	0	0	0			1,828.00	SF 2.00	100	1974	1974	3	50	1,828
3	0803	ASPHALT C	0	0	0	0			9,309.00	SF 2.00	100	1993	1993	3	50	9,309
4	0810	CONCRETE A	0	0	15	7			105.00	SF 6.50	100	1993	1993	3	68	464
5	0443	STK FNC 6'	0	0	0	0			96.00	LF 10.00	100	1993	1993	3	20	192
6	0802	ASPHALT B	0	0	0	0			552.00	SF 2.40	100	1993	1993	3	50	662
7	0810	CONCRETE A	0	0	0	0			309.00	SF 6.50	100	2004	2004	3	86	1,727
9	6001	ROLLUP DR	0	0	0	0			1.00	UT 400.00	100	1974	1974	3	20	80
10	0971	ST LGHT OV	0	0	0	0			2.00	UT 1,555.00	100	2005	2005	3	69	2,146
11	0810	CONCRETE A	0	0	69	5			345.00	SF 6.50	100	2006	2006	3	88	1,973

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	001610	C	SH CTR NHD	0	0004	CG	125.00	172.00	31,618.00	SF		1.00	1.00	1.00	12.50	12.50	395,225							

REVIEW DATE 02/21/2018 BY KK

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1602	04	9,377	71.8542	78.86	739,470	1974	1974	0	0	0	48.00	52.00
1 NBHD SHOP - 0% - 0 Heated Area: 9024 HX Base Yr												

2246 SR 200, FERNANDINA BEACH

BLD DATE	02/21/2018	KK	LGL DATE	
XF DATE	02/21/2018	KK	LAND DATE	02/21/2018
INC DATE			AG DATE	

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	0810	CONCRETE A	0	0	20	20			400.00	SF 6.50	100	2004	2004	3	86	2,236
2	0803	ASPHALT C	0	0	0	0			1,828.00	SF 2.00	100	1974	1974	3	50	1,828
3	0803	ASPHALT C	0	0	0	0			9,309.00	SF 2.00	100	1993	1993	3	50	9,309
4	0810	CONCRETE A	0	0	15	7			105.00	SF 6.50	100	1993	1993	3	68	464
5	0443	STK FNC 6'	0	0	0	0			96.00	LF 10.00	100	1993	1993	3	20	192
6	0802	ASPHALT B	0	0	0	0			552.00	SF 2.40	100	1993	1993	3	50	662
7	0810	CONCRETE A	0	0	0	0			309.00	SF 6.50	100	2004	2004	3	86	1,727
9	6001	ROLLUP DR	0	0	0	0			1.00	UT 400.00	100	1974	1974	3	20	80
10	0971	ST LGHT OV	0	0	0	0			2.00	UT 1,555.00	100	2005	2005	3	69	2,146
11	0810	CONCRETE A	0	0	69	5			345.00	SF 6.50	100	2006	2006	3	88	1,973

TOTAL OB/XF 20,617

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	001610	C	SH CTR NHD	0	0004	CG	125.00	172.00	31,618.00	SF		1.00	1.00	1.00	12.50	12.50	395,225							

Total Acres: 0.00 Total Land Value: 395,225 Market: 0 Agricultural: 0 Common: 395,225

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		384,524
TOTAL MARKET OB/XF VALUE		30,456
TOTAL LAND VALUE - MARKET		395,225
TOTAL MARKET VALUE		810,205
SOH/AGL Deduction		229,034
ASSESSED VALUE		581,171
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		581,171
TOTAL JUST VALUE		810,205
NCON VALUE		0
INCOME VALUE		524,831
PREVIOUS YEAR MKT VALUE		607,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00739	REMODEL	1,500	01/01/1994
0562	REMODEL	1,500	10/01/1993
0534	REMODEL	800	09/01/1993
0099	H/AC	12,000	06/01/1993
00153	REMODEL	32,000	05/18/1993
B8773	REMODEL	32,000	03/16/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2003/0513	9/03/2015	QC U	I	I	11	100
GRANTOR: MILLER LASSERRE PARTN						
GRANTEE: FIVE POINTS VILLAGE						
0915/1829	1/19/2000	WD U	I	I	07	100
GRANTOR: MILLER DAVID & CURTIS						
GRANTEE: MILLER LASSERRE PAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 BAS=[YR=2004] N32 CAN=[YR=2004] N5
PTO=[YR=2004] N3 W82 S3 E82\$ W82 S5 E82\$ W82 S32 E82\$ W111
S50 CAN=[YR=1993] S5 PTO=[YR=1993] S4 E128 N4 W128\$ E128 N5
W128\$ E128 N50\$.

PRINTED 08/02/2023 BY SYS

FIVE POINTS VILLAGE LLC
1666 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-30-0380-0013-0000

[illegible]