

E 1/2 OF LOT 93
IN OR 2535/1877
EX R/W OR 119/230 & 93-1

D PARKER LLC/O'CONNER JAMES MITCHELL
2619 MIDWAY RD
FERNANDINA BEACH, FL 32035

2023

00-00-30-044B-0093-0000



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 90
Interior Wall	04 PLYWOOD 10
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	3 100
Frame	05 STEEL 100
Story Height	12 100
RMS	6 100
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

NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	312	185	577	11,526
AOF	280	185	518	10,347
BAS	2,988	100	2,988	59,686
CAN	150	30	45	899
UST	48	50	24	480

TOTALS 3,778 4,152 82,936

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	0812	CONCRETE C	0	0	0	0	3,936.00	SF	4.00	4.00	100	1989	1989	3	59.5	9,368	
2	0810	CONCRETE A	0	0	0	0	252.00	SF	6.50	6.50	100	1989	1989	3	59.5	975	
4	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1993	1993	3	76	57	
5	0424	CL FNC 6'	0	0	0	0	810.00	LF	20.00	20.00	100	2000	2000	3	55	8,910	
6	0443	STK FNC 6'	0	0	0	0	131.00	LF	5.00	5.00	100	1989	1989	3	20	131	
7	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1989	1989	3	20	400	
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	28	126	
9	0351	CARPORT MT	0	0	22	8	176.00	SF	7.20	7.20	100	2011	2011	3	55	697	
10	0351	CARPORT MT	0	0	18	16	288.00	SF	10.00	10.00	100	2014	2014	3	70	2,016	
11	7100	SPRAY BTH	0	0	0	0	1.00	UT	21,875.00	21,875.00	100	1995	1995	3	20	4,375	

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	004800	C	WAREHOUSE	0	0004	CG	163.00	415.00	67,463.00	SF		1.00	1.00	0.75	12.50	9.38	632,466							

REVIEW DATE 06/30/2021 BY KK

MARKET ADJUSTMENTS														HEATED AREA: 3580				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
4807	06	4,152	84.1152	39.95	165,872	1989	1994	0	0	0	50.00	50.00									
1 PREFAB MTL - 0% - 2023																					
2619 MIDWAY RD, FERNANDINA BEACH																					
BLD DATE		06/30/2021		KK		LGL DATE		06/30/2021		KK		LAND DATE		06/30/2021		KK					
XF DATE		06/30/2021		KK		AG DATE															
INC DATE																					

2619 MIDWAY RD, 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	0812	CONCRETE C	0	0	0	0	3,936.00	SF	4.00	4.00	100	1989	1989	3	59.5	9,368	
2	0810	CONCRETE A	0	0	0	0	252.00	SF	6.50	6.50	100	1989	1989	3	59.5	975	
4	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1993	1993	3	76	57	
5	0424	CL FNC 6'	0	0	0	0	810.00	LF	20.00	20.00	100	2000	2000	3	55	8,910	
6	0443	STK FNC 6'	0	0	0	0	131.00	LF	5.00	5.00	100	1989	1989	3	20	131	
7	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1989	1989	3	20	400	
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	28	126	
9	0351	CARPORT MT	0	0	22	8	176.00	SF	7.20	7.20	100	2011	2011	3	55	697	
10	0351	CARPORT MT	0	0	18	16	288.00	SF	10.00	10.00	100	2014	2014	3	70	2,016	
11	7100	SPRAY BTH	0	0	0	0	1.00	UT	21,875.00	21,875.00	100	1995	1995	3	20	4,375	

TOTAL OB/XF 27,055

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	004800	C	WAREHOUSE	0	0004	CG	163.00	415.00	67,463.00	SF		1.00	1.00	0.75	12.50	9.38	632,466							

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NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										82,936				
TOTAL MARKET OB/XF VALUE										27,055				
TOTAL LAND VALUE - MARKET										632,466				
TOTAL MARKET VALUE										742,457				
SOH/AGL Deduction										0				
ASSESSED VALUE										742,457				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										742,457				
TOTAL JUST VALUE										742,457				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										747,825				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007415	SHED	73,917	05/12/2022
22004208	ROOF	12,000	03/17/2022
B2005716	MECH OTHER	1,800	07/01/2020
E1904684	E002	1,500	05/07/2019
M1904685	REMODEL	1,500	05/07/2019
B1904655	REMODEL	1,500	05/06/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2535/1877	2/02/2022	WD Q	I	01	
GRANTOR: O'CONNER JAMES PRATT					
GRANTEE: D PARKER LLC					
1488/1661	3/29/2007	PR U	I	01	100
GRANTOR: O'CONNER JAMES MITCHE					
GRANTEE: O'CONNER JAMES PRAT					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1993] W84 AOF=[YR=1993] W26 CAN=[YR=1993] W5 S30 E5 N3 AOF=[YR=2019] E20 N14 W20 S14\$ N27\$ S12 E26 N12\$ S12 W26 S18 E110 N2 UST=[YR=1995] E4 N12 W4 S12\$ N28\$.					

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BUILDING DIMENSIONS																							
BAS=[YR=1993] W84 AOF=[YR=1993] W26 CAN=[YR=1993] W5 S30 E5 N3 AOF=[YR=2019] E20 N14 W20 S14\$ N27\$ S12 E26 N12\$ S12 W26 S18 E110 N2 UST=[YR=1995] E4 N12 W4 S12\$ N28\$.																							

REVIEW DATE 06/30/