

LOTS 28 THRU 32
IN OR 1535/1891
SUB OF SEC 30 R/P OF LOT 11

Z-BUCK LLC
406 SW CENTRAL AVE
JASPER, FL 32052

2023

00-00-30-0680-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	2	100
Frame	03	MASONRY 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100	1,430	52,857
CAN	180	30	54	1,996
PTO	190	5	10	370

TOTALS	1,800		1,494	55,223
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	3,350.00	SF	4.00	4.00	100	2000
2	0400	CONC CURB	0	0	0	70.00	LF	15.00	15.00	100	2000
3	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00	100	2000
5	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	2000
6	0443	STK FNC 6'	0	0	8	8.00	LF	10.00	10.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0003	CI	250.00	100.00	29,580.00	SF	1.00

REVIEW DATE 02/09/2022 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	1,494	106.2432	150.87	225,400	1961	1975	0	0	75.50	24.50
1 OFFICE 1&2 - 0% - 0 Heated Area: 1430 HX Base Yr											
1721 S 8TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
11,960											
1	0812	CONCRETE C	0	0	0	3,350.00	SF	4.00	4.00	100	2000
2	0400	CONC CURB	0	0	0	70.00	LF	15.00	15.00	100	2000
3	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00	100	2000
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TOTAL OB/XF											
11,960											
1	001700	C	1STORY OFF	0	0003	CI	250.00	100.00	29,580.00	SF	1.00

Total Acres: 0.00 Total Land Value: 369,750 Market: 0 Agricultural: 0 Common: 369,750

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						55,223					
TOTAL MARKET OB/XF VALUE						11,960					
TOTAL LAND VALUE - MARKET						369,750					
TOTAL MARKET VALUE						436,933					
SOH/AGL Deduction						166,319					
ASSESSED VALUE						270,614					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						270,614					
TOTAL JUST VALUE						436,933					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						338,531					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615412	REPAIR/RRF	4,800	10/01/2016
P1518623	PARTIAL DEMO	0	08/01/2015
B1429674	DEMOLITION	1,000	12/31/2014
R1414211	REPAIR/RRF	2,400	12/01/2014
B22223	REMODEL	6,400	01/01/2009
B0007697	REMODEL	90,000	11/08/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1535/1891	11/15/2007	WD	U	I	19	100	
GRANTOR: CORBETT ZELMA CASSIN							
GRANTEE: Z-BUCK LLC							
0869/1690	2/26/1999	WD	Q	I		122,000	
GRANTOR: WEBB ALMA B							
GRANTEE: CORBETT ZELMA CASSI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2000] W19BAS=[YR=2014] W35S30 CAN=[YR=1993] S4E45N4W45\$E54N20W19 N10\$S10E19N10\$.											

OTHER ADJUSTMENTS AND NOTES											

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