

PEAS AND CARROTS PROPERTIES LLC
50 BEACHWOOD RD
FERNANDINA BEACH, FL 32034

00-00-30-0820-0006-0010

1701

04

2,258

84.3885

119.83

270,576

1993

1993

0

0

40

32.00

28.00

1 OFFICE 1&2 - 0% - 2023

Heated Area: 2240

HX Base Yr

64

35

35

31

16

5.7

5.7

4

4

8

BAS
1993

DCK
1994

05

AVERAGE 100

04

WOOD TRUSS 100

12

MODULAR MT 100

05

DRYWALL 100

14

CARPET 100

01

FIN.SUSPD 100

03

CENTRAL 100

04

AIR DUCTED 100

02

5 100

WOOD FRAME 100

10 100

12 100

1. 100

0 100

00

NONE 100

02

Quality Level 02

1700

OFFICE BUILDINGS

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC

2002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,240

100

2,240

75,157

DCK

176

10

18

604

TOTALS

2,416

2,258

75,761

EXTRA FEATURES

5456 FIRST COAST HWY, 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

0803

ASPHALT C

0 0

0 0

10,054.00

SF 2.00

2.00

100

1993

1993

3

50

10,054

2

0810

CONCRETE A

0 0

0 0

290.00

SF 6.50

6.50

100

1993

1993

3

68

1,282

3

1242

WD DECK A

0 0

8 6

48.00

SF 10.00

10.00

100

1993

1993

3

20

96

4

0400

CONC CURB

0 0

0 0

60.00

LF 15.00

15.00

100

1993

1993

3

76

684

5

1242

WD DECK A

0 0

48 4

192.00

SF 10.00

10.00

100

1993

1993

3

20

384

6

1242

WD DECK A

0 0

0 0

134.00

SF 10.00

10.00

100

1993

1993

3

20

268

7

1242

WD DECK A

0 0

33 6

198.00

SF 10.00

10.00

100

1995

1995

3

20

396

8

1242

WD DECK A

0 0

16 5

80.00

SF 10.00

10.00

100

1995

1995

3

20

160

9

0097

AWNING CN

0 0

0 0

6.00

SF 65.00

65.00

100

2004

2004

3

40

156

10

0446

BOX FNC 6'

0 0

0 0

44.00

LF 20.00

20.00

100

2010

2010

3

50

440

BLD DATE

04/08/2022

KK

LGL DATE

04/08/2022

KK

XF DATE

04/08/2022

KK

LAND DATE

04/08/2022

KK

INC DATE

AG DATE

LAND DESCRIPTION

TOTAL OB/XF

13,920

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

001700

C

1STORY OFF

0

0006

PUD

0.00

0.00

27,007.20

SF

1.00

1.00

1.00

6.50

6.50

175,547

REVIEW DATE

04/08/2022

BY

KK

Total Acres: 0.00

Total Land Value: 175,547

Market: 0

Agricultural: 0

Common: 175,547

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8

NASSAU COUNTY PROPERTY

PAGE 1 of 2

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

138,548

TOTAL MARKET OB/XF VALUE

16,108

TOTAL LAND VALUE - MARKET

175,547

TOTAL MARKET VALUE

330,203

SOH/AGL Deduction

0

ASSESSED VALUE

330,203

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

330,203

TOTAL JUST VALUE

330,203

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

400,359

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2553/1079

4/07/2022

SW

Q

I

01

390,000

GRANTOR: J H COBB PROPERTIES I

GRANTEE: PEAS AND CARROTS PR

1686/0369

6/30/2010

WD

Q

I

650,000

GRANTOR: SYNOVUS BANK

GRANTEE: J H COBB PROPERTIES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S35 E33 DCK=[YR=1994] S6 D4 R4 S4 E8 N4 U4 R4 N6 W16\$ E31 N35\$.

PT LOT 6
IN OR 2553/1079
SUHRER TRACT SUB DB 39/289

PEAS AND CARROTS PROPERTIES LLC
50 BEACHWOOD RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0820-0006-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		4 100		
Frame	02	WOOD FRAME 100		
Story Height		10 100		
RMS		8 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE		1700OFFICE BUILDINGS		
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC		2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	62,268
DCK	124	10	12	519
TOTALS	1,564		1,452	62,787

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	1,452	95.1615	135.13	196,209	1995	1995	0	0	40	28.00	32.00

2 OFFICE 1&2 - 0% - 2023

Heated Area: 1440

HX Base Yr

The diagram shows a large rectangular building footprint with a smaller trapezoidal extension on the right side. The main rectangle has a width of 60 and a height of 24. The extension has a top width of 18, a bottom width of 6, and a height of 6. The slanted sides of the extension are labeled 5.7. The text 'BAS 1995' is centered in the main rectangle, and 'DCK 1996' is centered in the extension.

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022