

LOT 20
AMELIA ISLAND INDUSTRIAL PARK
SEC 3 PB 5/59

BLACKMON RESTORATION INC
2428 LYNNDALE RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1017-0020-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	2 100
Frame	05 STEEL 100
Story Height	12 100
RMS	4 100
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 01
NEIGHBORHOOD/LOC	1070.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	780	185	1,443	29,589
BAS	1,760	100	1,760	36,089
TOTALS	2,540		3,203	65,678

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4807	06	3,203	86.3416	41.01	131,355	2000	2000	0	0	0	50.00	50.00	

1

PREFAB MTL - 0% - 0

Heated Area: 2540

HX Base Yr

26

10

24

30

26

30

40

50

26

30

BAS

2003

AOF

2003

BLD DATE	04/05/2019	KK	LGL DATE	
XF DATE	04/05/2019	KK	LAND DATE	04/05/2019

KK

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
1	0812	CONCRETE C	0	0	0	5,589.00	SF	4.00	4.00	100	2003	2003	3
2	0810	CONCRETE A	0	0	0	330.00	SF	6.50	6.50	100	2001	2001	3
3	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3

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
1	004800	C	WAREHOUSE	0	0006	I-1	75.00	175.00	13,125.00	SF		1.00	1.00

TOTAL OB/XF													
20,618													
ADJ UNIT PRICE 15.00 ADJ UNIT PRICE 15.00 LAND VALUE 196,875													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		65,678	
TOTAL MARKET OB/XF VALUE		20,618	
TOTAL LAND VALUE - MARKET		196,875	
TOTAL MARKET VALUE		283,171	
SOH/AGL Deduction		7,587	
ASSESSED VALUE		275,584	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		275,584	
TOTAL JUST VALUE		283,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,531	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021527	H/AC	7,000	09/06/2002
B012651	XF0B	2,500	12/14/2001
B003314	REMODEL	25,000	06/22/2000
B991793	NEW CONSTR	65,000	12/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/1618	10/07/2021	WD	U	I	30	475,000
GRANTOR: WORMHOUDT JAMES						
GRANTEE: BLACKMON RESTORATIO						
1356/1879	10/07/2005	WD	U	I	06	100
GRANTOR: WORMHOUDT AMY						
GRANTEE: WORMHOUDT JAMES						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2003] W40 S26 E10 S24 AOF=[YR=2003] S26 E30 N26 W30\$ E30 N50\$.													