

2385 JAMESTOWN ROAD LLC/
2380 JAMESTOWN ROAD
FERNANDINA BEACH, FL 32034

00-00-31-1017-0029-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 90

Exterior Wall16WD FR STUC 10

Roof Structure10STEEL FRME 100

Roof Cover12MODULAR MT 100

Interior Wall01MINIMUM 100

Interior Floo03CONC FINSH 100

Ceiling04NONE 100

Air Condition01NONE 100

Heating Type01NONE 100

Plumbing8 100

Frame05STEEL 100

Story HeightRMS14 100

Stories6 100

Class1. 1. 100

Units00 . 100

BUD8 Adjustme0 100

Occupancy02DIST FB 100

Quality00 NONE 100

DOR CODE05Quality Level 05

MAP NUM4100LIGHT MANUFACTURE

NEIGHBORHOOD/LOC01MKT AREA

1070.00

TOTALS4,8007,350219,250

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

10812 CONCRETE C 0 0 0 0 2,880.00 SF 4.00 4.00 100 1986 1986 3 52 5,990

20811 CONCRETE B 0 0 0 0 929.00 SF 5.20 5.20 100 1995 1995 3 72 3,478

30812 CONCRETE C 0 0 60 18 1,080.00 SF 4.00 4.00 100 2002 2002 3 83 3,586

46001 ROLLUP DR 0 0 0 0 1.00 UT 400.00 400.00 100 1986 1986 3 20 80

56001 ROLLUP DR 0 0 0 0 3.00 UT 400.00 400.00 100 2002 2002 3 21 252

LAND DESCRIPTION TOTAL OB/XF 13,386

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

1004100 C LIGHT MFG. 0 0006 I-1 75.00 200.00 15,000.00 SF 1.00 1.00 1.00 15.00 15.00 225,000

REVIEW DATE 04/05/2019 BY KK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

4807 06 7,350 125.6080 59.66 438,501 1986 2000 0 0 0 50.00 50.00

1 PREFAB MTL - 0% - 0 Heated Area: 4800 HX Base Yr

AOF 2013 BAS 2013

TOTALS4,8007,350219,250

2385 JAMESTOWN RD, FERNANDINA BEACH

BLD DATE 04/05/2019

XF DATE 04/05/2019

INC DATE

KK KK

LGL DATE

LAND DATE

AG DATE

04/05/2019

KK

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 219,250

TOTAL MARKET OB/XF VALUE 13,386

TOTAL LAND VALUE - MARKET 225,000

TOTAL MARKET VALUE 457,636

SOH/AGL Deduction 34,333

ASSESSED VALUE 423,303

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 423,303

TOTAL JUST VALUE 457,636

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 384,821

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2339/0347 2/12/2020 WD Q Q I 01 587,500

GRANTOR:NASSAU EQUIPMENT INC

GRANTEE:2385 JAMESTOWN ROAD

0914/1977 1/11/2000 WD Q Q I 180,000

GRANTOR:O'CONNOR JAMES J & JA

GRANTEE:NASSAU EQUIPMENT IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 A0F=[YR=2013] W90 S40 E60 N20 E30 N20\$ S20 W30 S20 E60 N40\$.