

LOT 30
IN OR 2061/503
AMELIA ISLAND INDUSTRIAL PARK

2383 JAMESTOWN ROAD LLC
2380 JAMESTOWN ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1017-0030-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	25	MOD METAL 100	4807	06	5,672	101.6940	48.30	273,958	1986	1986	0	0	0	50.00	50.00	Tax Group: 2	Tax Dist:												
Roof Structur	10	STEEL FRME 100	1 PREFAB MTL - 0% - 0										Heated Area: 5600					HX Base Yr											
Roof Cover	12	MODULAR MT 100	40 140 140 40 6 6 BAS 1993 CAN 1993																										
Interior Wall	01	MINIMUM 100																											
Interior Floo	03	CONC FINSH 90																											
Interior Floo	14	CARPET 10																											
Ceiling	04	NONE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Plumbing	5	100																											
Frame	05	STEEL 100																											
Story Height	14	100																											
RMS	2	100																											
Stories	1.	1. 100																											
Class	00	. 100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	OWNER OCC 100																											
Quality	03	Quality Level 03																											
DOR CODE	4100	LIGHT MANUFACTURE																											
MAP NUM	MKT AREA		01																										
NEIGHBORHOOD/LOC	1070.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	5,600	100	5,600	135,240																									
CAN	240	30	72	1,739																									
TOTALS	5,840		5,672	136,979																									
EXTRA FEATURES					2383 JAMESTOWN 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	2,537.00	SF	4.00	4.00	100	1986	1986	3	52	5,277													
2	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1986	1986	3	20	80													
3	0810	CONCRETE A	0	0	14	10	140.00	SF	6.50	6.50	100	1986	1986	3	52	473													
4	0810	CONCRETE A	0	0	12	5	60.00	SF	2.60	2.60	100	1986	1986	3	52	81													
5	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	100	1986	1986	3	20	720													
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	004100	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 05/14/2018 BY KK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																													