

LOT 31
IN OR 1967/1986
AMELIA ISLAND INDUSTRIAL PARK

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

2023

00-00-31-1017-0031-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	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	14 100
RMS	2 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	2500REPAIR SERVICE
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1070.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	256	185	474	13,848
BAS	1,744	100	1,744	50,951
CAN	240	30	72	2,104
TOTALS	2,240		2,290	66,902

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	0811	CONCRETE B	0	0	48	11		528.00	SF 5.20	100	1984	1984	3	47	1,290	
2	0810	CONCRETE A	0	0	16	4		64.00	SF 6.50	100	1984	1984	3	47	196	
3	6001	ROLLUP DR	0	0	10	10		1.00	UT 400.00	100	1984	1984	3	20	80	

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	002500	C	SRVC SHOPS	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 02/03/2022 BY KK

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1			
4807	06	2,290	123.0096	58.43	133,805	1984	1994	0	0	0 50.00	50.00	STANDARD			
1 PREFAB MTL - 0% - 0												Tax Group: 2			
Heated Area: 2000												Tax Dist:			
HX Base Yr												BUILDING MARKET VALUE			
												TOTAL MARKET OB/XF VALUE			
												TOTAL LAND VALUE - MARKET			
												TOTAL MARKET VALUE			
												SOH/AGL Deduction			
												ASSESSED VALUE			
												TOTAL EXEMPTION VALUE			
												BASE TAXABLE VALUE			
												TOTAL JUST VALUE			
												NCON VALUE			
												INCOME VALUE			
												PREVIOUS YEAR MKT VALUE			

2873 JAMESTOWN RD, FERNANDINA BEACH												BLD DATE 02/03/2022			
												XF DATE 02/03/2022			
												LGL DATE			
												LAND DATE			
												AG DATE			
												02/03/2022			
												KK			

TOTAL OB/XF												1,566			

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		66,902	
TOTAL MARKET OB/XF VALUE		1,566	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		293,468	
SOH/AGL Deduction		0	
ASSESSED VALUE		293,468	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		293,468	
TOTAL JUST VALUE		293,468	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,299	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160327	SIGN DESIGN IT	500	02/08/2016
20150874	REPAIR/RRF	11,500	04/22/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1967/1986	3/13/2015	WD	Q	I	01
GRANTOR: JONES FAY ET AL					SALE PRICE
GRANTEE: JAMESTOWN ROAD LLC					310,000
0907/0636	11/09/1999	WD	U	I	01
GRANTOR: JONES FAY & REGINALD					100
GRANTEE: JONES FAY & REGINAL					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W40 S50 CAN=[YR=1993] S6 E40 N6 AOF=[YR=1993] N16 W16 S16 E16\$ W40\$ E24 N16 E16 N34\$.					