

LOTS W1/2 OF 56 & 58 &  
PT ABNDED R/W RES#2003-139  
IN OR 2183/1654

SEASIDE PLAZA LLC/  
6 MOSS OAKS DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1360-0056-0020

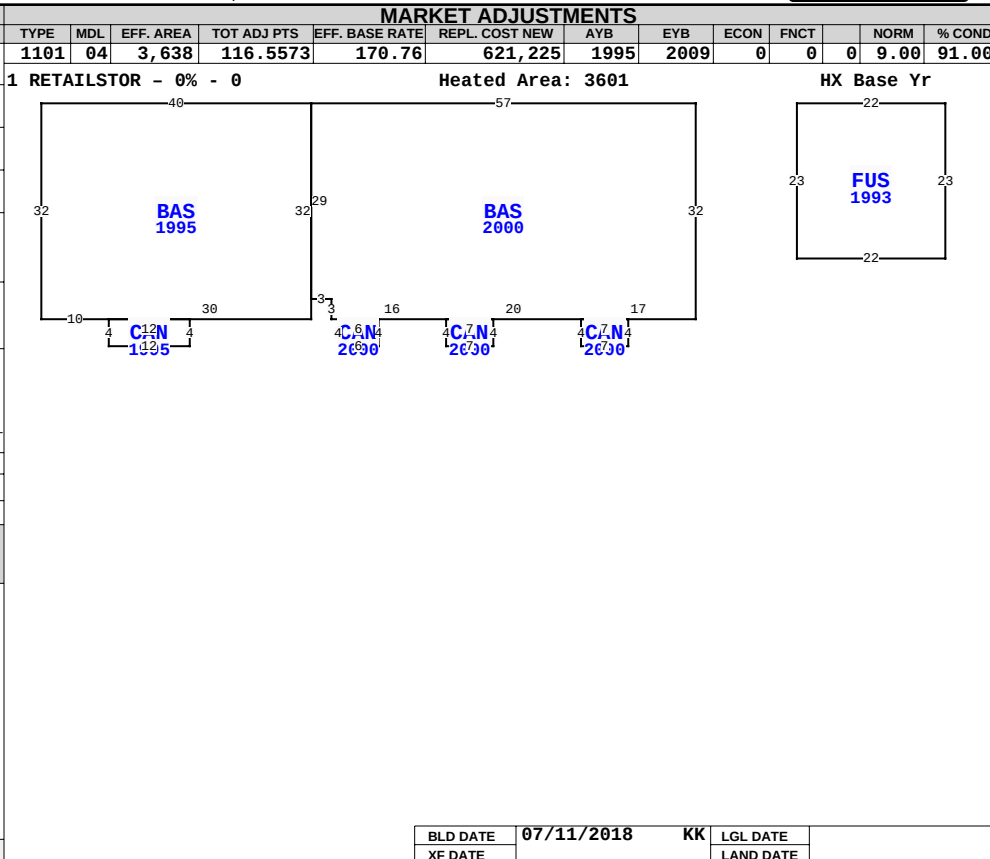


| BUILDING CHARACTERISTICS |                      |
|--------------------------|----------------------|
| ELEMENT                  | CD CONSTRUCTION      |
| Exterior Wall            | 17 CB STUCCO 90      |
| Exterior Wall            | 28 GLASS THRM 10     |
| Roof Structure           | 04 WOOD TRUSS 100    |
| Roof Cover               | 03 COMP SHNGL 100    |
| Interior Wall            | 05 DRYWALL 100       |
| Interior Floor           | 14 CARPET 80         |
| Interior Floor           | 11 CLAY TILE 20      |
| Ceiling                  | 02 F.NOT SUS 100     |
| Air Condition            | 03 CENTRAL 100       |
| Heating Type             | 04 AIR DUCTED 100    |
| Fixtures                 | 9 100                |
| Frame                    | 03 MASONRY 100       |
| Story Height             | 9 100                |
| RMS                      | 5 100                |
| Stories                  | 1. 1. 100            |
| Units                    | 0 100                |
| Occupancy                | 00 NONE 100          |
| Quality                  | 05 Quality Level 05  |
| DOR CODE                 | 1100 STORES, 1 STORY |
| MAP NUM                  | MKT AREA 01          |
| NEIGHBORHOOD/LOC         | 1060.00              |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,280            | 100         | 1,280        | 198,901              |
| BAS       | 1,815            | 100         | 1,815        | 282,035              |
| CAN       | 48               | 30          | 14           | 2,176                |
| CAN       | 24               | 30          | 7            | 1,087                |
| CAN       | 28               | 30          | 8            | 1,243                |
| CAN       | 28               | 30          | 8            | 1,243                |
| FUS       | 506              | 100         | 506          | 78,629               |
| TOTALS    | 3,729            |             | 3,638        | 565,315              |

| EXTRA FEATURES |            |             |     |     |   |   |  |  |  |
|----------------|------------|-------------|-----|-----|---|---|--|--|--|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W |  |  |  |
| 1              | 0812       | CONCRETE C  | 0   | 0   | 0 | 0 |  |  |  |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 4 | 4 |  |  |  |
| 3              | 0443       | STK FNC 6'  | 0   | 0   | 0 | 0 |  |  |  |
| 4              | 0812       | CONCRETE C  | 0   | 0   | 0 | 0 |  |  |  |
| 6              | 0476       | VF 6 SBPL   | 0   | 0   | 0 | 0 |  |  |  |
| 7              | 0470       | VNYL GATE   | 0   | 0   | 0 | 0 |  |  |  |
|                |            |             |     |     |   |   |  |  |  |
|                |            |             |     |     |   |   |  |  |  |
|                |            |             |     |     |   |   |  |  |  |
|                |            |             |     |     |   |   |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | F D |
| 1                | 001100   | C   | STORE 1FLR           | 0   | 000 |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |



2022 1ST AV, FERNANDINA BEACH

|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 07/11/2018 | KK | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              | STANDARD  |             |   |
| Tax Group: 2              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     | 565,315   |             |   |
| TOTAL MARKET OB/XF VALUE  | 8,494     |             |   |
| TOTAL LAND VALUE - MARKET | 361,560   |             |   |
| TOTAL MARKET VALUE        | 935,369   |             |   |
| SOH/AGL Deduction         | 217,560   |             |   |
| ASSESSED VALUE            | 717,809   |             |   |
| TOTAL EXEMPTION VALUE     | 0         |             |   |
| BASE TAXABLE VALUE        | 717,809   |             |   |
| TOTAL JUST VALUE          | 935,369   |             |   |
| NCON VALUE                | 0         |             |   |
| INCOME VALUE              | 7,483,616 |             |   |
| PREVIOUS YEAR MKT VALUE   | 678,847   |             |   |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 20180584   | REPAIR/RRF        | 15,000 | 02/19/2018 |
| 20160995   | ISLAND VIBE SURF  | 500    | 04/12/2016 |
| 20160484   | DEENA A CLASSIC S | 500    | 02/24/2016 |
| 20111501   | H/AC              | 3,000  | 08/30/2011 |
| 20110636   | SIGN              | 450    | 04/26/2011 |
| B012711    | REMODEL           | 1,000  | 12/28/2001 |

| SALES DATA                     |           |           |         |        |            |
|--------------------------------|-----------|-----------|---------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / V I | RSN CD | SALE PRICE |
| 2183/1654                      | 3/13/2018 | SW        | Q I     | 01     | 725,000    |
| GRANTOR: L & N PROPERTY MANAGE |           |           |         |        |            |
| GRANTEE: STEVE SQUARED CAPIT   |           |           |         |        |            |
| 1076/1916                      | 8/26/2002 | WD        | U I     | 19     | 100        |
| GRANTOR: THE PIPELINE SURF SHO |           |           |         |        |            |
| GRANTEE: L & N PROPERTY MANA   |           |           |         |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2000] W57 BAS=[YR=1995] W40 S32 E10 CAN=[YR=1995] S4 E12 N4 W12 \$ E30 N32 \$ S29 E3 S3 E1 CAN=[YR=2000] S4 E6 N4 W6 \$ E16 CAN=[YR=2000] S4 E7 N4 W7 \$ E20 CAN=[YR=2000] S4 E7 N4 W7 \$ E17 N32 \$ PTR= E15 FUS=[YR=1993] E22 S23 W22 N23 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |