PT LOTS 3 & 4 IN OR 1916/391
FNDA BCH WATER LOTS SUB UNR

FRONT STREET PROPERTY LLC
2970 NEW PACES FERRY RD
ATLANTA, GA 30339

2023

00-00-31-1760-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

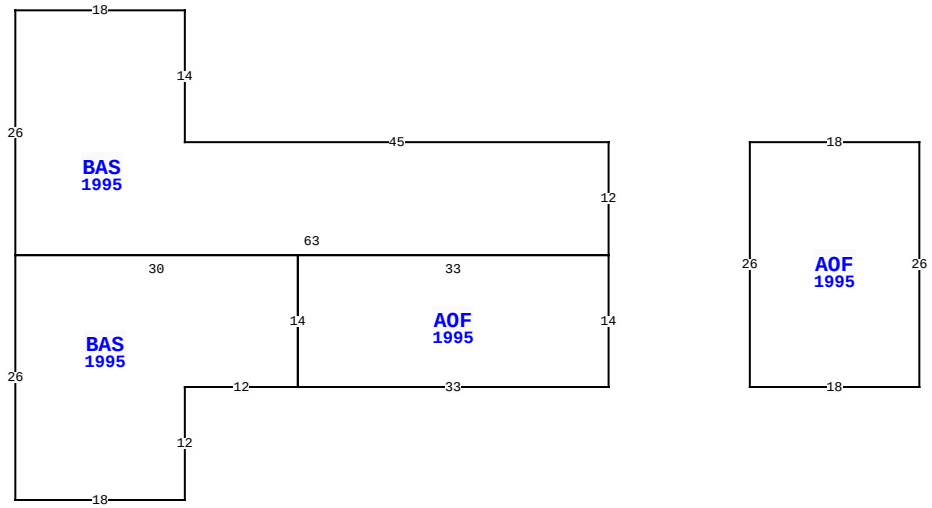
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	07	NONE 60
Interior Wall	04	PLYWOOD 40
Interior Floo	03	CONC FINSH 60
Interior Floo	02	MIN PLYWD 40
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		16 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		5 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Quality	02	Quality Level 02
Quality Adjustme		
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	462	185	855	1,182
AOF	468	185	866	1,197
BAS	636	100	636	879
BAS	1,008	100	1,008	1,394
TOTALS	2,574		3,365	4,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
4803	06	3,365	58.2132	27.65	93,042	1995	1995	0	0	5	37.00	5.00

1 STOR WAREH – 0% - 0 Heated Area: 2574 HX Base Yr



105 N FRONT ST, FERNANDINA BEACH

BLD DATE	12/28/2021	KK	LGL DATE	
XF DATE	12/28/2021	KK	LAND DATE	12/28/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,652
TOTAL MARKET OB/XF VALUE	8,511
TOTAL LAND VALUE - MARKET	735,008
TOTAL MARKET VALUE	748,171
SOH/AGL Deduction	445,079
ASSESSED VALUE	303,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,092
TOTAL JUST VALUE	748,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160385	REPLACE CL FENCE	0	02/15/2016
20140988	OTHER	975	05/15/2014
10632	REMODEL	3,600	07/31/1997
8570	REPAIR/RRF	1,000	09/15/1994
5322	REPAIR/RRF	800	04/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1916/0391	5/06/2014	SW	Q	I	05	2,000,000
GRANTOR: FERNANDINA HOLDINGS L						
GRANTEE: FRONT STREET PROPER						
1916/0388	4/29/2014	QC	U	I	11	8,700
GRANTOR: O'DONNELL DANNWOLF &						
GRANTEE: FERNANDINA HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W45 N14 W18 S26 BAS=[YR=1995] S26 E18 N12 E12
AOF=[YR=1995] E33 N14 W33 S14 $ N14 W30 $ E63 N12 $ PTR= E15
AOF=[YR=1995] E18 S26 W18 N26 $ W15 $.

EXTRA FEATURES

LN	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
2	0819	CONC 12"	0	0	16	4	64.00	SF	9.50	9.50	100	1996	1996	3	73	444	
9	0424	CL FNC 6'	0	0	0	0	220.00	LF	20.00	20.00	100	2007	2007	3	74	3,256	
10	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2007	2007	3	74	888	
11	0424	CL FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2016	2016	3	92	294	
12	0304	DOCK MD WD	0	0	0	0	540.00	SF	28.00	28.00	100	1995	1995	3	24	3,629	

LAND DESCRIPTION

TOTAL OB/XF 8,511

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001005	C	COMM WATER	0	0006	W-1	180.00	40.00	14,700.00	SF		1.00	1.00	1.00	50.00	50.00	735,000							
2	009500	C	SUBMERGED	0		W-1	0.00	0.00	0.32	AC		1.00	1.00	1.00	25.00	25.00	8							

REVIEW DATE 12/28/2021 BY KK Total Acres: 0.32 Total Land Value: 735,008 Market: 0 Agricultural: 0 Common: 735,008 PRINTED 08/02/2023 BY SYS