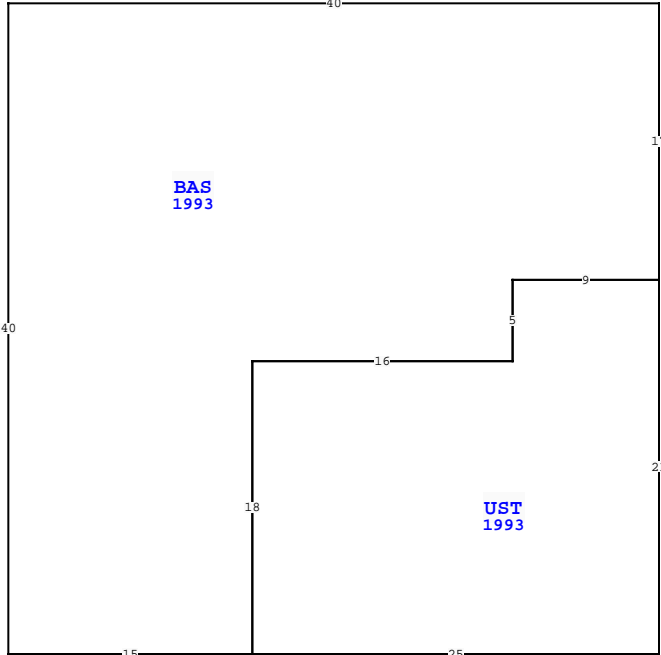


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	11	BOWSTRTRUS	100
Roof Cover	12	MODULAR MT	80
Roof Cover	03	COMP SHNGL	20
Interior Wall	04	PLYWOOD	100
Interior Floor	05	ASPH TILE	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		5	100
Frame	02	WOOD FRAME	100
Story Height		12	100
RMS		10	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	2900 WHOLESALE OUTLET		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,105	100	1,105
UST	495	40	198
			SUBAREA MARKET VALUE
			29,260
			5,243
TOTALS	1,600		1,303
			34,503

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE 1&2	- 0%	- 0								
Heated Area: 1105						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			100
TOTAL MARKET OB/XF VALUE			1,526
TOTAL LAND VALUE - MARKET			1,132,522
TOTAL MARKET VALUE			1,134,148
SOH/AGL Deduction			782,441
ASSESSED VALUE			351,707
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			351,707
TOTAL JUST VALUE			1,134,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,132,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210020	DEMOLITION	0	06/02/2021
20182965	DEMOLITION	4,000	08/24/2018
20060638	REMODEL	3,000	03/30/2006
20051687	REPAIR/RRF	10,000	04/28/2005
20020513	REPAIR/RRF	3,000	03/26/2002
20020156	REPAIR/RRF	3,000	01/31/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2228/0433	9/07/2018	MS U	I	I	11	0
GRANTOR: INTERNAL IMPROVEMENT						
GRANTEE: HALL INVESTMENTS IN						
2110/1057	3/16/2017	MS U	I	I	11	100
GRANTOR: NASSAU DISTRIBUTION C						
GRANTEE: HALL INVESTMENTS IN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,957.00	SF	4.00	4.00	1	1960
2	0971	ST LGHT OV	0	0	0	1.00	UT	1,555.00	1,555.00	1	1980
3	0801	ASPHALT A	0	0	10	160.00	SF	3.00	3.00	1	1980
4	0400	CONC CURB	0	0	0	130.00	LF	15.00	15.00	1	1980
5	0971	ST LGHT OV	0	0	0	1.00	UT	1,555.00	1,555.00	1	1983
6	0812	CONCRETE C	0	0	0	438.00	SF	4.00	4.00	1	1983
7	1123	CB 8"	0	0	0	810.00	SF	6.15	6.15	1	1984
8	0430	CL FNC 6B	0	0	0	433.00	LF	9.70	9.70	1	1984
9	0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	1	1984
10	0464	FNC GT 10'	0	0	0	1.00	UT	437.50	437.50	1	1984

231 N FRONT ST, FERNANDINA BEACH

BLD DATE	08/19/2021	KK	LGL DATE	
XF DATE	08/19/2021	KK	LAND DATE	08/19/2021
INC DATE			AG DATE	

BUILDING NOTES											
GRANTOR: HALL INVESTMENTS IN											

BUILDING DIMENSIONS											
BAS=[YR=1993] W40 S40 E15 UST=[YR=1993] E25 N23 W9 S5 W16 S18\$ N18 E16 N5 E9 N17\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	004030	C	INDUST WATER	0	0006	IW	195.00	98.00	22,650.00	SF		1.00	1.00	1.00	50.00	50.00	1,132,500							
2	009500	C	SUBMERGED	0		IW	0.00	0.00	0.89	AC		1.00	1.00	1.00	25.00	25.00	22							

