PT LOTS 7 & 8 IN OR 2637/221
FNDA BCH WATER LOTS SUB UNR

BEACON FISHERIES INC
1357 DIGITAL CIR
JACKSONVILLE, FL 32258

2023

00-00-31-1760-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

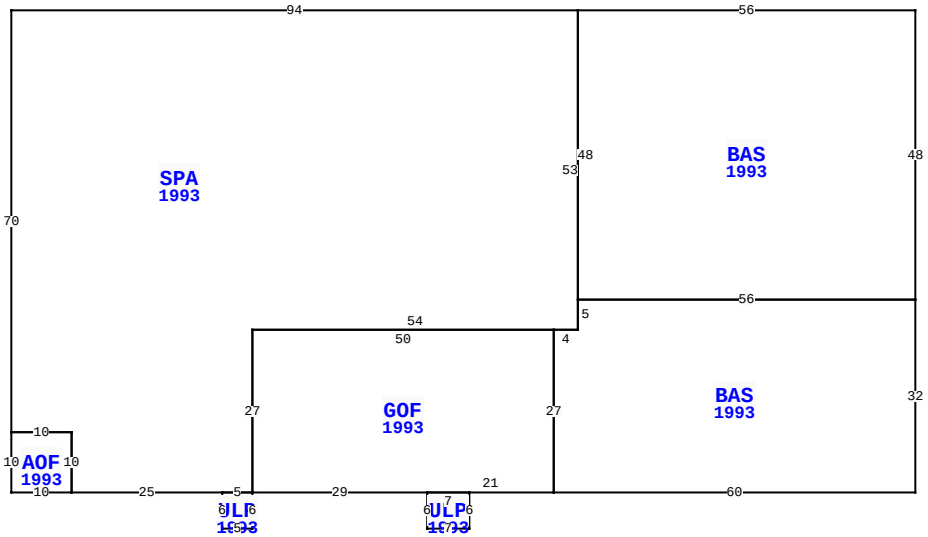
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	14	CARPET 10
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	05	STEEL 100
Story Height		20 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	4400	PACKING PLANTS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	100	100	2,996
BAS	1,900	100	1,900	56,915
BAS	2,688	100	2,688	80,519
GOF	1,350	110	1,485	44,484
SPA	5,962	85	5,068	151,813
ULP	30	15	4	120
ULP	42	15	6	180
TOTALS	12,072		11,251	337,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	04	11,251	85.2267	40.48	455,440	1992	2015	0	0	0	26.00	74.00

1 PREFAB MTL – 0% - 2023 Heated Area: 11106 HX Base Yr



312 N FRONT ST, FERNANDINA BEACH

BLD DATE	06/15/2021	KK	LGL DATE	
XF DATE	06/15/2021	KK	LAND DATE	06/15/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	506,966
TOTAL MARKET OB/XF VALUE	156,280
TOTAL LAND VALUE - MARKET	1,850,013
TOTAL MARKET VALUE	2,513,259
SOH/AGL Deduction	0
ASSESSED VALUE	2,513,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,513,259
TOTAL JUST VALUE	2,513,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,268,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110606	H/AC	1,500	04/21/2011
20110334	REPAIR/RRF	4,000	03/09/2011
20010593	CHNGE SRVC	3,000	04/30/2001
20010768	XFOB	7,000	04/26/2001
20010758	REMODEL	2,000	04/23/2001
20010695	XFOB	3,000	04/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/225	4/26/2023	WD	U	I	11	100
GRANTOR: FERNANDINA SEAFOOD CO						
GRANTEE: BEACON FISHERIES IN						
2637/221	4/26/2023	WD	U	I	11	100
GRANTOR: FERNANDINA SEAFOOD CO						
GRANTEE: BEACON FISHERIES IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 SPA=[YR=1993] W94 S70 AOF=[YR=1993] S10 E10 N10 W10 $ E10 S10 E25 ULP=[YR=1993] S6 E5 N6 GOF=[YR=1993] E29 ULP=[YR=1993] S6 E7 N6 W7 $ E21 BAS=[YR=1993] E60 N32 W56 S5 W4 S27 $ N27 W50 S27 $ W5 $ E5 N27 E54 N53 $ S48 E56 N48 $.

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	0803	ASPHALT C	0	0	0	0	8,614.00	SF	2.00	2.00	100	1992	1992	3	50	8,614	
3	0819	CONC 12"	0	0	58	25	1,450.00	SF	9.50	9.50	100	1992	1992	3	66	9,092	
4	0819	CONC 12"	0	0	57	7	399.00	SF	9.50	9.50	100	1991	1991	3	64	2,426	
5	0819	CONC 12"	0	0	45	5	225.00	SF	9.50	9.50	100	1992	1992	3	66	1,411	
6	0810	CONCRETE A	0	0	24	7	168.00	SF	6.50	6.50	100	1992	1992	3	66	721	
7	0381	COOLER	0	0	28	12	336.00	SF	16.50	16.50	100	1993	1993	3	25	1,386	
8	0383	FREEZER	0	0	28	16	448.00	SF	21.00	21.00	100	1993	1993	3	25	2,352	
9	0383	FREEZER	0	0	43	38	1,634.00	SF	17.85	17.85	100	1993	1993	3	25	7,292	
11	0300	BOAT DCK W	0	0	0	0	1,605.00	SF	40.00	40.00	100	1990	1990	3	20	12,840	
12	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2000	2000	3	85	319	

TOTAL OB/XF 46,453

LAND DESCRIPTION

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	004030	C	INDUST WATER	0	0006	IW	0.00	0.00	37,000.00	SF		1.00	1.00	1.00	50.00	50.00	1,850,000							
2	009500	C	SUBMERGED	0		IW	0.00	0.00	0.52	AC		1.00	1.00	1.00	25.00	25.00	13							

REVIEW DATE 06/15/2021 BY KK Total Acres: 0.52 Total Land Value: 1,850,013 Market: 0 Agricultural: 0 Common: 1,850,013 PRINTED 08/02/2023 BY SYS

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FNDA BCH WATER LOTS SUB UNR

BEACON FISHERIES INC
1357 DIGITAL CIR
JACKSONVILLE, FL 32258

2023

00-00-31-1760-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

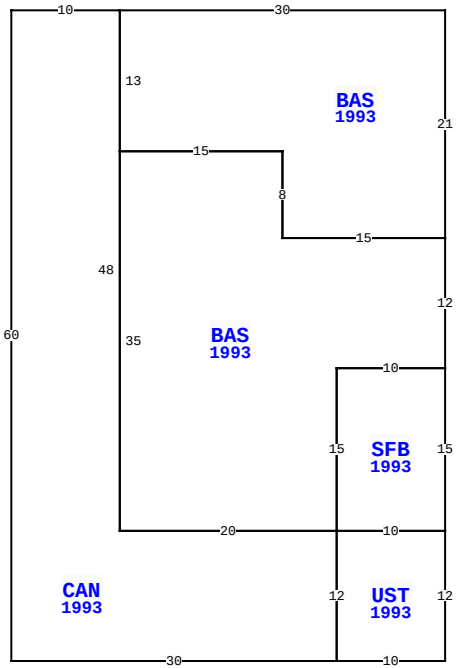
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	06	BD/BATTEN 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	01	MINIMUM 30
Interior Wall	06	CUST PANEL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	01	TYP WD 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	4400	PACKING PLANTS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	510	100	510	50,684
BAS	780	100	780	77,516
CAN	840	30	252	25,044
SFB	150	80	120	11,926
UST	120	40	48	4,770
TOTALS	2,400		1,710	169,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,710	109.4100	160.29	274,096	1930	1990	0	0	0	38.00	62.00

2 RETAILSTOR – 0% - 2023 Heated Area: 1410 HX Base Yr



312 N FRONT ST, FERNANDINA BEACH

BLD DATE	06/15/2021	KK	LGL DATE	
XF DATE	06/15/2021	KK	LAND DATE	06/15/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	506,966
TOTAL MARKET OB/XF VALUE	156,280
TOTAL LAND VALUE - MARKET	1,850,013
TOTAL MARKET VALUE	2,513,259
SOH/AGL Deduction	0
ASSESSED VALUE	2,513,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,513,259
TOTAL JUST VALUE	2,513,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,268,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19983386	REPAIR/RRF	4,700	03/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/225	4/26/2023	WD	U	I	11	100
GRANTOR: FERNANDINA SEAFOOD CO						
GRANTEE: BEACON FISHERIES IN						
2637/221	4/26/2023	WD	U	I	11	100
GRANTOR: FERNANDINA SEAFOOD CO						
GRANTEE: BEACON FISHERIES IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 CAN=[YR=1993] W10 S60 E30 UST=[YR=1993] E10 N12 SFB=[YR=1993] N15 W10 S15 E10 $ W10 S12 $ N12 W20 N48 $ S13 BAS=[YR=1993] S35 E20 N15 E10 N12 W15 N8 W15 $ E15 S8 E15 N21 $.

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
13	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	1992	1992	3	32	720	
14	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1992	1992	3	32	810	
15	0819	CONC 12"	0	0	4	5	20.00	SF	9.50	9.50	100	1992	1992	3	66	125	
18	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90	
19	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2000	2000	3	55	1,711	
20	0381	COOLER	0	0	17	3	51.00	SF	66.00	66.00	100	2000	2000	3	48	1,616	
21	0383	FREEZER	0	0	14	10	140.00	SF	84.00	84.00	100	2000	2000	3	48	5,645	
22	0819	CONC 12"	0	0	13	5	65.00	SF	9.50	9.50	100	2000	2000	3	80	494	
23	0819	CONC 12"	0	0	12	2	24.00	SF	9.50	9.50	100	2000	2000	3	80	182	
24	1241	WD DECK G	0	0	32	14	448.00	UT	11.50	11.50	100	2001	2001	3	30	1,546	

TOTAL OB/XF 12,939

LAND DESCRIPTION

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

REVIEW DATE 06/15/2021 BY KK Total Acres: 0.52 Total Land Value: 1,850,013 Market: 0 Agricultural: 0 Common: 1,850,013 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4400	PACKING PLANTS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

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ASSESSED VALUE	2,513,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,513,259
TOTAL JUST VALUE	2,513,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,268,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: FERNANDINA SEAFOOD CO						
GRANTEE: BEACON FISHERIES IN						
2637/221	4/26/2023	WD	U	I	11	100
GRANTOR: FERNANDINA SEAFOOD CO						
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BLD DATE	06/15/2021	KK	LGL DATE	
XF DATE	06/15/2021	KK	LAND DATE	06/15/2021 KK
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
25	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2001	2001	3	58	290	
26	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2001	2001	3	58	783	
27	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80	
28	6002	EL ROLL DR	0	0	0	0	3.00	UT	900.00	900.00	100	1992	1992	3	20	540	
29	0300	BOAT DCK W	0	0	0	0	2,559.00	SF	40.00	40.00	100	2019	2019	3	93	95,195	

LAND DESCRIPTION

TOTAL OB/XF 96,888

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

REVIEW DATE 06/15/2021 BY KK Total Acres: 0.52 Total Land Value: 1,850,013 Market: 0 Agricultural: 0 Common: 1,850,013 PRINTED 08/02/2023 BY SYS