

BLOCK 53 N25 FT OF LOT 6 &
S75 FT OF LOT 7
CITY OF FDNA BEACH

360 LLC/
96112 NORTHSHORE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0053-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1,175	57,394
BAS	2,231	100	2,231	108,975
FOP	49	30	15	733
STP	15	10	2	98
ULP	260	15	39	1,905
TOTALS	3,730		3,462	169,105

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
2	0810	CONCRETE A	0	0	0	15	4	60.00	SF	6.50	100	1971	1971	3	23	90	
4	0810	CONCRETE A	0	0	0	0	0	188.00	SF	6.50	100	1996	1996	3	73	892	
5	0819	CONC 12"	0	0	0	0	0	55.00	SF	9.50	100	1996	1996	3	73	381	
6	0810	CONCRETE A	0	0	0	0	0	51.00	SF	6.50	100	1996	1996	3	73	242	
9	0446	BOX FNC 6'	0	0	0	0	0	124.00	LF	20.00	100	1998	1998	3	20	496	
11	0446	BOX FNC 6'	0	0	0	0	0	119.00	LF	25.00	100	2004	2004	3	24	714	
12	0463	FENCE GATE	0	0	0	0	0	3.00	UT	300.00	100	2004	2004	3	66	594	

LAND DESCRIPTION			TOTAL OB/XF 3,409														
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
1	001700	C	1STORY OFF	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	14.00	14.00	140,000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	3,462	98.2800	139.56	483,157	1971	1980	0	0	0	65.00	35.00

1 OFFICE 1&2 - 0% - 2023

Heated Area: 3406

HX Base Yr

The diagram shows a building layout with several interconnected rectangular sections. The dimensions of the sections and connecting lines are as follows:

- Top section: 63 (width) x 33 (height)
- Left section: 33 (width) x 16 (height)
- Bottom-left section: 12 (width) x 5 (height)
- Bottom section: 23 (width) x 8 (height)
- Right section: 15 (width) x 7 (height)
- Bottom-right section: 47 (width) x 25 (height)
- Bottom-most section: 36 (width) x 11 (height)
- Small bottom section: 7 (width) x 7 (height)
- Small bottom-most section: 3 (width) x 3 (height)

Area labels within the diagram:

- BAS 1996 (in the top section)
- ULP 1996 (in the bottom-left section)
- BAS 1993 (in the bottom-right section)
- FOP 2014 (in the small bottom section)
- STP 2014 (in the small bottom-most section)

BLD DATE	06/17/2021	KK	LGL DATE	
XF DATE	06/17/2021	KK	LAND DATE	06/17/2021
INC DATE			AG DATE	

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			169,105
TOTAL MARKET OB/XF VALUE			3,409
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			312,514
SOH/AGL Deduction			0
ASSESSED VALUE			312,514
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			312,514
TOTAL JUST VALUE			312,514
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142152	REPAIR/RRF	2,400	10/06/2014
20141357	REPAIR/RRF	12,000	06/24/2014
20141356	PRCH ADD	6,000	06/24/2014
20040906	XFOB	1,000	05/17/2004
972390	XFOB	2,430	01/01/1997
B969656	NEW CONSTR	80,362	03/07/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2567/1892	5/24/2022	QC	U	I	11	100	
GRANTOR: SALA & ASSOCIATES LLC							
GRANTEE: 360 LLC							
2178/1618	2/16/2018	QC	U	V	11	100	
GRANTOR: 11TH STREET LLC							
GRANTEE: SALA & ASSOCIATES L							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1996] W63 S33 ULP=[YR=1996] S5 E12 S2 E5 S20 E5 N20 E1 BAS=[YR=1993] S25 E11 FOP=[YR=2014] S7 E1 STP=[YR=2014] S3 E5 N3 W5\$ E6 N7 W7 \$ E36 N25 W47\$ E2 N8 W9 S1 W16 \$ E16 N1 E9 S8 E23 N7 E15 N33\$.																	