

BLOCK 198 N 1/2 OF LOT 4 W OF
R/W & S 1/2 OF LOT 3 E OF RR &
W OF R/W & BLOCK 315 S 1/2 OF

996 GREENWOOD ATLANTA LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0198-0042



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	2 100
Frame	05 STEEL 100
Story Height	11 100
RMS	1 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

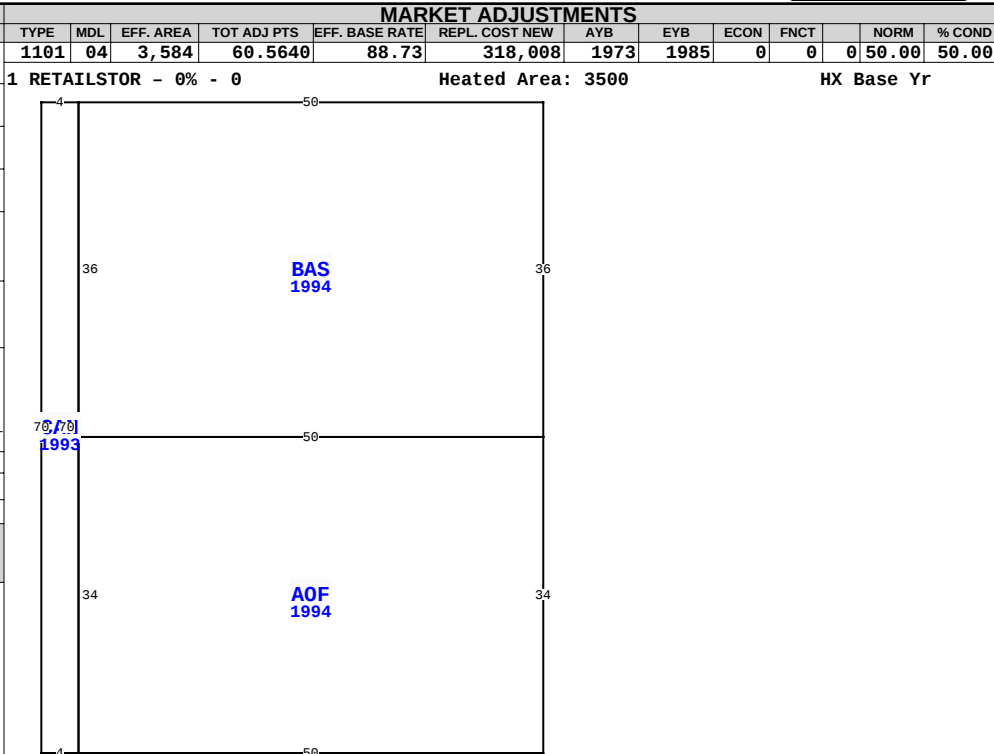
Quality	03	Quality Level 03	
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,700	100	1,700	75,421
BAS	1,800	100	1,800	79,857
CAN	280	30	84	3,727

TOTALS	3,780	3,584	159,004
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0803	ASPHALT C	0	0	0	5,472.00	SF	2.00	
2	0810	CONCRETE A	0	0	10	60.00	SF	6.50	
4	0810	CONCRETE A	0	0	0	450.00	SF	6.50	
5	0430	CL FNC 6B	0	0	0	89.00	LF	9.70	
6	0463	FENCE GATE	0	0	0	2.00	UT	300.00	
7	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	CI	100.00	110.00	12,611.00



1485 S 8TH ST, FERNANDINA BEACH	BLD DATE 07/23/2018	KK	LGL DATE	
	XF DATE 07/23/2018	KK	LAND DATE	
	INC DATE		AG DATE	
			05/25/2023	DC

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
1	0803	ASPHALT C	0	0	0	5,472.00	SF	2.00	2.00	100	1973	1973	3	50	5,472	
2	0810	CONCRETE A	0	0	10	60.00	SF	6.50	6.50	100	1988	1988	3	57	222	
4	0810	CONCRETE A	0	0	0	450.00	SF	6.50	6.50	100	2005	2005	3	87	2,545	
5	0430	CL FNC 6B	0	0	0	89.00	LF	9.70	9.70	100	2005	2005	3	69	596	
6	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	
7	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	1990	1990	3	20	80	

TOTAL OB/XF										9,329									
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
1	001100	C	STORE 1FLR	0	0003	CI	100.00	110.00	12,611.00	SF		1.00	1.00	1.00	12.50	12.50	157,638		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				159,004	
TOTAL MARKET OB/XF VALUE				9,329	
TOTAL LAND VALUE - MARKET				157,638	
TOTAL MARKET VALUE				325,971	
SOH/AGL Deduction				64,438	
ASSESSED VALUE				261,533	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				261,533	
TOTAL JUST VALUE				325,971	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				237,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951610	CHNGE SRVC	0	02/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2505/1395	10/08/2021	WD	U	I	40
GRANTOR: JOHNSON FLEET & FARM					
GRANTEE: 996 GREENWOOD ATLAN					
1458/0230	11/09/2006	WD	Q	I	
GRANTOR: FERNANDINA AUTO PARTS					
GRANTEE: JOHNSONS MANAGEMENT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W50 CAN=[YR=1993] W4 S70 E4 AOF=[YR=1994] E50 N34 W50 S34 \$ N70 \$ S36 E50 N36 \$.									