

BLOCK 239 LOTS 4 5 6 & 7  
EX E200 FT OF LOTS 6 & 7  
IN OR 1822/570

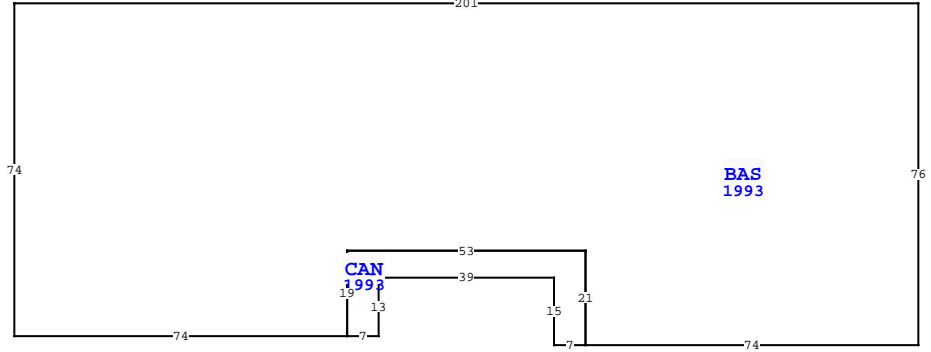
BARNABAS CENTER INC/  
1303 JASMINE ST STE 101  
FERNANDINA BEACH, FL 32034

**2023**

00-00-31-1800-0239-0040

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	17	CB STUCCO	100	
Roof Structur	04	WOOD TRUSS	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	60	
Interior Floo	11	CLAY TILE	40	
Ceiling	01	FIN.SUSPD	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures		16	100	
Frame	03	MASONRY	100	
Story Height		10	100	
RMS		29	100	
Stories	1.	1.	100	
Units		0	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	14,015	100	14,015	898,674
CAN	514	30	154	9,875
TOTALS	14,529		14,169	908,549

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	14,169	91.2285	129.54	1,835,452	1985	1985	0	0	50.50	49.50
4 OFFICE 1&2 - 0% - 0 Heated Area: 14015 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,284,129
TOTAL MARKET OB/XF VALUE			112,158
TOTAL LAND VALUE - MARKET			454,051
TOTAL MARKET VALUE			1,850,338
SOH/AGL Deduction			630,439
ASSESSED VALUE			1,219,899
TOTAL EXEMPTION VALUE	35		1,219,899
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			1,850,338
NCON VALUE			0
INCOME VALUE			807,954
PREVIOUS YEAR MKT VALUE			1,377,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151258	6' CL FENCE 50' L	0	06/02/2015
20150786	FIRE SPRNK	4,768	04/13/2015
20141842	REMODEL	2,300	08/20/2014
20140348	SIGN	707	02/19/2014
20131789	REMODEL	18,500	07/29/2013
20131766	H/AC	48,000	07/25/2013

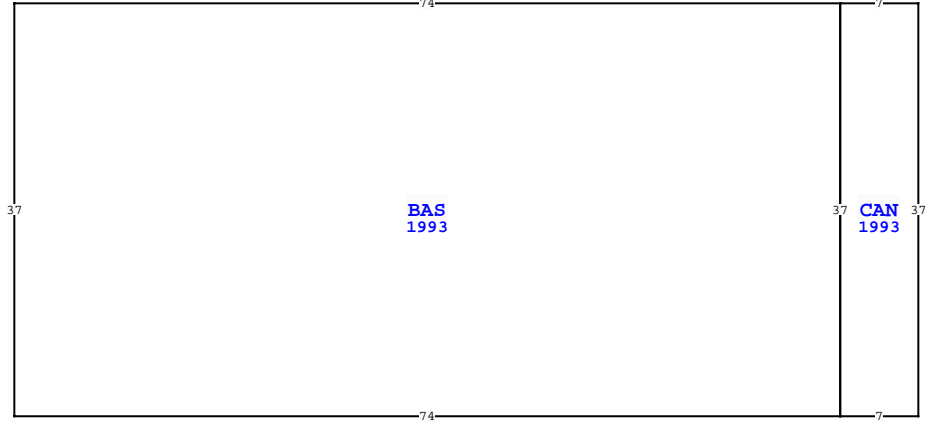
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1822/0570	10/31/2012	WD	U	I	17	697,000
GRANTOR: NASSAU LAND COMPANY L						
GRANTEE: BARNABAS CENTER INC						
1771/0053	12/30/2011	WD	U	I	16	225,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: NASSAU LAND COMPANY						

EXTRA FEATURES																
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	40,575.00	SF	2.00	2.00	100	1993	1993	3	50	40,575	
2	0819	CONC 12"	0	0	0	2,148.00	SF	4.75	4.75	100	1985	1985	3	49.5	5,050	
3	0966	FIRE SPRNK	0	0	0	5,906.00	SF	3.00	3.00	100	1985	1985	3	60	10,631	
4	0097	AWNING CN	0	0	0	57.00	SF	65.00	65.00	100	1985	1985	3	40	1,482	
5	0402	CONC BUMPE	0	0	0	120.00	UT	25.00	25.00	100	1985	1985	3	60	1,800	
6	0940	SHEDS/PORT	0	0	16	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
7	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	1985	1985	3	24	1,214	
8	0646	LWN SPRK H	0	0	0	10.00	UT	2.00	2.00	100	1992	1992	3	20	4	
9	0975	ST LT/ARM	0	0	0	6.00	UT	500.00	500.00	100	1985	1985	3	24	720	
10	0424	CL FNC 6'	0	0	0	104.00	LF	23.00	23.00	100	2002	2002	3	61	1,459	

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	001700	C	1STORY OFF	0	0003	MU-1	344.00	260.00	90,810.21	SF		1.00	1.00	1.00	5.00	5.00	454,051							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		5 100	
Frame	03	MASONRY 100	
Story Height		10 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 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
BAS	2,738	100	2,738
CAN	259	30	78
TOTALS	2,997		2,816
			188,723

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5	OFFICE 1&2	- 0%	- 0								
				Heated Area:	2738			HX Base Yr			



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,284,129
TOTAL MARKET OB/XF VALUE		112,158
TOTAL LAND VALUE - MARKET		454,051
TOTAL MARKET VALUE		1,850,338
SOH/AGL Deduction		630,439
ASSESSED VALUE		1,219,899
TOTAL EXEMPTION VALUE	35	1,219,899
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,850,338
NCON VALUE		0
INCOME VALUE		807,954
PREVIOUS YEAR MKT VALUE		1,377,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131726	FIRE SPRNK	8,500	07/23/2013
20131701	REMODEL	15,000	07/19/2013
02131653	REMODEL	245,000	07/15/2013
20131476	REPAIR/RRF	0	06/26/2013
20130027	DEMOLITION	5,000	01/04/2013
20121520	INSTALL WTR HEATE	750	07/27/2012

SALES DATA						
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1822/0570	10/31/2012	WD	U	I	17	697,000
GRANTOR: NASSAU LAND COMPANY L						
GRANTEE: BARNABAS CENTER INC						
1771/0053	12/30/2011	WD	U	I	16	225,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: NASSAU LAND COMPANY						

EXTRA FEATURES																
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
11	0462	ST/AL FNC	0	0	8	4	SF	10.00	10.00	100	2005	2005	3	44	141	
12	0422	CL FNC 4'	0	0	0	0	LF	15.00	15.00	100	2005	2005	3	69	2,080	
13	0424	CL FNC 6'	0	0	0	0	LF	20.00	20.00	100	2010	2010	3	81	1,507	
14	0463	FENCE GATE	0	0	0	0	UT	300.00	300.00	100	2005	2005	3	69	621	
15	0463	FENCE GATE	0	0	0	0	UT	300.00	300.00	100	2002	2002	3	61	915	
16	0463	FENCE GATE	0	0	0	0	UT	300.00	300.00	100	2002	2002	3	61	732	
17	0966	FIRE SPRNK	0	0	0	0	SF	3.00	3.00	100	2014	2014	3	95	38,295	
18	0424	CL FNC 6'	0	0	0	0	LF	20.00	20.00	100	2015	2015	3	90	810	
19	0940	SHEDS/PORT	0	0	11	10	SF	30.00	30.00	100	2015	2015	3	74	2,442	
20	0940	SHEDS/PORT	0	0	10	8	SF	30.00	30.00	100	2010	2010	3	50	1,200	

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
48,743																								

BLOCK 239 LOTS 4 5 6 & 7  
EX E200 FT OF LOTS 6 & 7  
IN OR 1822/570

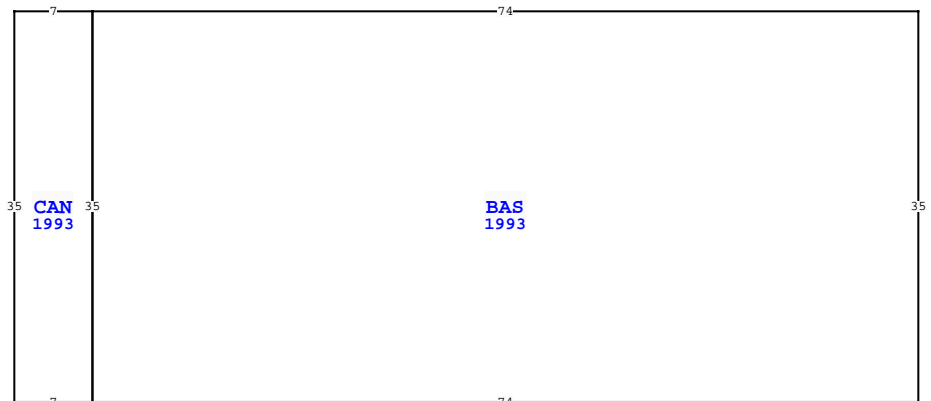
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1303 JASMINE ST STE 101  
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Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	5 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	2,664	99.7880	141.70	377,489	1985	1985	0	0	50.50	49.50	
6 OFFICE 1&2 - 0% - 0 Heated Area: 2590 HX Base Yr												



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
BAS	2,590	100
CAN	245	30
TOTALS	2,835	2,664
		186,857

1303 JASMINE ST, FERNANDINA BEACH												
BLD DATE	06/15/2021	KK	LGL DATE	06/15/2021	KK							
XF DATE	06/15/2021	KK	LAND DATE	06/15/2021	KK							
INC DATE			AG DATE									

NASSAU COUNTY PROPERTY		PAGE 3 of 3	2
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TOTAL EXEMPTION VALUE	35	1,219,899	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	1,850,338		
NCON VALUE	0		
INCOME VALUE	807,954		
PREVIOUS YEAR MKT VALUE	1,377,929		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100010	XFOB	1,530	01/05/2010
20081197	REPAIR/RRF	37,600	07/25/2008
20052972	XFOB	6,000	11/07/2005
20052850	H/AC	4,000	10/13/2005
20041135	SIGNS	1,000	06/18/2004
20012113	REMODEL	1,000	09/24/2001

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GRANTEE: BARNABAS CENTER INC						
1771/0053	12/30/2011	WD	U	I	16	225,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: NASSAU LAND COMPANY						

EXTRA FEATURES																
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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W74 CAN=[YR=1993] W7 S35 E7 N35\$ S35 E74 N35\$.

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	