

BLOCK 264 LOT 5
IN OR 828/279
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0264-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2											
Exterior Wall	25	MOD METAL 100	1101	04	5,871	95.4450	139.83	820,942	2000	2000	0	0	20.00	80.00	VALUATION BY STANDARD											
Roof Structur	10	STEEL FRME 100	1 RETAILSTOR - 0% - 0													Heated Area: 5679										
Roof Cover	12	MODULAR MT 100	50													HX Base Yr										
Interior Wall	05	DRYWALL 100	12																							
Interior Floo	03	CONC FINSH 100	55																							
Ceiling	03	PART.FIN. 100	5																							
Air Condition	03	CENTRAL 100	27																							
Heating Type	04	AIR DUCTED 100	24																							
Fixtures	9	100	15																							
Frame	05	STEEL 100	13																							
Story Height	14	100	15																							
RMS	6	100	60																							
Stories	1.	1. 100	35																							
Units	0	100	4																							
Occupancy	00	OWNER OCC 100	25																							
Quality			03	Quality Level 03																						
DOR CODE			1100	STORES, 1 STORY																						
MAP NUM				MKT AREA												01										
NEIGHBORHOOD/LOC			1010.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
AOF	195	100	195	21,814																						
BAS	4,200	100	4,200	469,829																						
CAN	40	30	12	1,342																						
CLP	600	30	180	20,135																						
SFB	1,605	80	1,284	143,634																						
TOTALS			6,640	5,871	656,754																					
EXTRA FEATURES					930 S 14TH ST, FERNANDINA BEACH																					
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	0811	CONCRETE B	0	0	108	5		540.00	SF 5.20	100	2000	2000	3	80	2,246											
2	0803	ASPHALT C	0	0	0	0		9,532.00	SF 2.00	100	2000	2000	3	50	9,532											
3	0400	CONC CURB	0	0	0	0		834.00	LF 15.00	100	2000	2000	3	85	10,634											
4	6001	ROLLUP DR	0	0	0	0		1.00	UT 400.00	100	2000	2000	3	20	80											
5	0978	SECURTY LT	0	0	0	0		5.00	UT 405.00	100	2011	2011	3	83	1,681											
6	0646	LWN SPRK H	0	0	0	0		53.00	UT 2.00	100	2000	2000	3	27	29											
7	0402	CONC BUMPE	0	0	0	0		15.00	UT 25.00	100	2000	2000	3	85	319											
8	0810	CONCRETE A	0	0	23	6		138.00	SF 6.50	100	2000	2000	3	80	718											
9	0810	CONCRETE A	0	0	23	4		92.00	SF 6.50	100	2000	2000	3	80	478											
10	0446	BOX FNC 6'	0	0	0	0		56.00	LF 20.00	100	2005	2005	3	27	302											
LAND DESCRIPTION					TOTAL OB/XF 26,019																					
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	001100	C	STORE 1FLR	0	0003	C-1	172.00	230.00	39,559.00	SF		1.00	1.00	1.00	7.50	7.50	296,692									
REVIEW DATE 03/01/2021 BY KK Total Acres: 0.00 Total Land Value: 296,692 Market: 0 Agricultural: 0 Common: 296,692 PRINTED 08/02/2023 BY SYS																										

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