

BLK 273 PT OF LOTS 27,28,29,
30 & 31 IN OR 2052/320
(EX PT IN OR 1438/1832 &

WAAS HOLDINGS LLC
223 N 4TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0273-0271



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	11 CLAY TILE 10
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	05 STEEL 100
Story Height	12 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

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
BAS	1,670	100	1,670	201,369
STP	87	10	9	1,085
STP	120	10	12	1,447

TOTALS 1,877 1,691 203,901

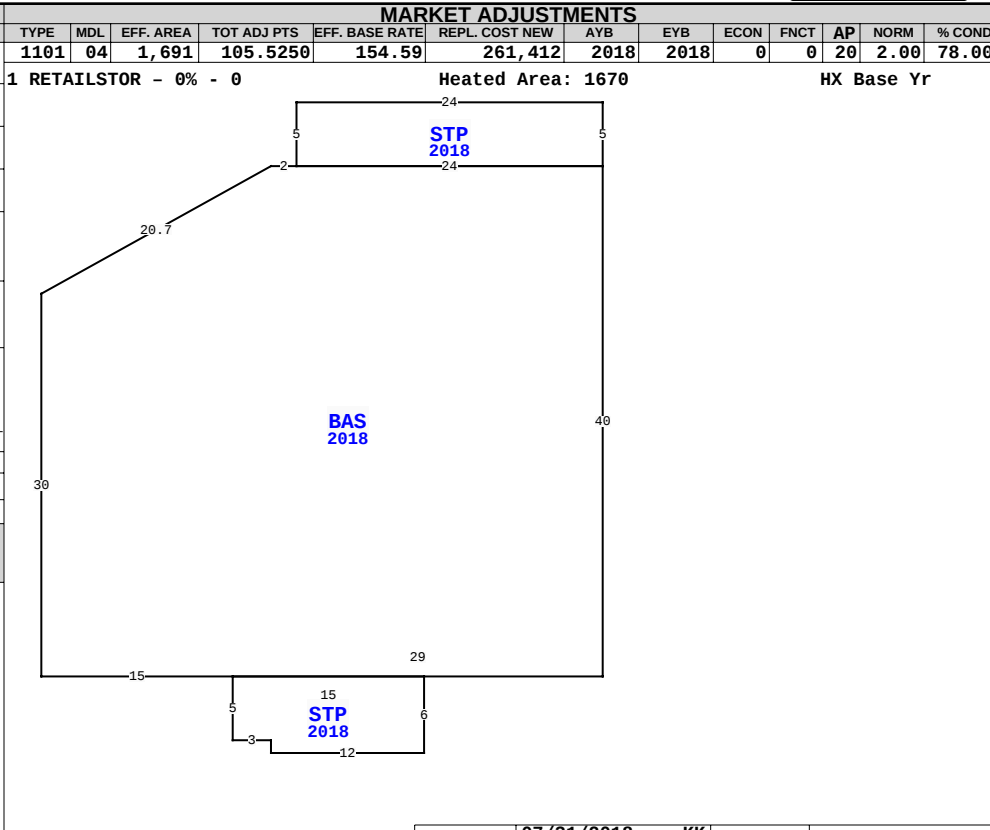
EXTRA FEATURES

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	0812	CONCRETE C	0	0	0	0	2,052.00	SF	4.00	4.00	100	2018	2018	3	98	8,044	
2	0810	CONCRETE A	0	0	0	0	280.00	SF	6.50	6.50	100	2018	2018	3	98	1,784	
3	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	100	2018	2018	3	95	641	
4	0855	CONC PAVER	0	0	0	0	857.00	SF	7.00	7.00	100	2018	2018	3	98	5,879	
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2018	2018	3	99	149	
6	0940	SHEDS/PORT	0	0	10	5	50.00	SF	30.00	30.00	100	2018	2018	3	86	1,290	
7	0646	LWN SPRK H	0	0	0	0	9.00	UT	2.00	2.00	100	2018	2018	3	90	16	
8	0097	AWNING CN	0	0	0	0	12.00	SF	65.00	65.00	100	2019	2019	3	93	725	

LAND DESCRIPTION

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		MU-1	100.00	72.00	7,841.00	FF		1.00	1.00	1.00	45.00	45.00	352,845							

REVIEW DATE 07/31/2018 BY KK



210 BEECH ST, FERNANDINA BEACH

BLD DATE	07/31/2018	KK	LGL DATE	07/31/2018	KK
XF DATE	07/31/2018	KK	LAND DATE	07/31/2018	KK
INC DATE			AG DATE		

TOTAL OB/XF 18,528

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		MU-1	100.00	72.00	7,841.00	FF		1.00	1.00	1.00	45.00	45.00	352,845							

Total Acres: 0.00 Total Land Value: 352,845 Market: 0 Agricultural: 0 Common: 352,845

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		203,901
TOTAL MARKET OB/XF VALUE		18,528
TOTAL LAND VALUE - MARKET		352,845
TOTAL MARKET VALUE		575,274
SOH/AGL Deduction		296,538
ASSESSED VALUE		278,736
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		278,736
TOTAL JUST VALUE		575,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183989	AWNING	1,250	11/26/2018
20172154	NEW CONSTR	246,732	07/13/2017

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2052/0320	6/06/2016	WD Q	V 01
GRANTOR: NOWICKA-KUDYBA MONIQU			
GRANTEE: WAAS HOLDINGS LLC			
2052/0318	5/17/2016	WD U	V 11
GRANTOR: GIEDRYS HONORATA KRYS			
GRANTEE: NORWICKA-KUDYBA MON			

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2018] W24 S5 BAS=[YR=2018] W2 D10 L18 S30 E15

STP=[YR=2018] S5 E3 S1 E12 N6 W15\$ E29 N40 W24\$ E24 N5\$.

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