

BLOCK 20 N100 FT OF LOT 3  
IN OR 1448/762  
(EX OR 2187/1933)

GLASS LAND SURVEYING LLC  
23884 CRESCENT PARK COURT  
FERNANDINA BEACH, FL 32034

2023

08-3N-24-2380-0020-0031



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 09 | PINE WOOD 90   |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 0 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 03 | DIST HI 100    |
| Occupancy                | 00 | OWNER OCC 100  |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 1100    | STORES, 1 STORY  |
| MAP NUM          |         | MKT AREA 06      |
| NEIGHBORHOOD/LOC | 6001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,152            | 100         | 1,152        | 94,343               |
| CAN       | 360              | 30          | 108          | 8,845                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,512 |  | 1,260 | 103,188 |
|--------|-------|--|-------|---------|

| 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 |
| 2              | 0422       | CL FNC 4'   | 0       | 0 | 0  | 137.00 | LF | 15.00 | 15.00          | 100       | 2010    | 2010        | 3 | 81     |
| 3              | 0810       | CONCRETE A  | 0       | 0 | 25 | 18     | SF | 6.50  | 6.50           | 100       | 2018    | 2018        | 3 | 98     |
| 4              | 1242       | WD DECK A   | 0       | 0 | 15 | 5      | SF | 10.00 | 10.00          | 100       | 2018    | 2018        | 3 | 86     |

| 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 |
| 1                | 001100   | C   | STORE 1FLR           | 0   | 0004 | C-1      | 100.00 | 190.00 | 19,000.00   | SF        |     | 1.00     | 1.00   | 1.00    |

| MARKET ADJUSTMENTS                                                                                                                                                                 |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|--|
| TYPE                                                                                                                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |  |
| 1101                                                                                                                                                                               | 01  | 1,260     | 111.8000    | 163.79         | 206,375        | 1912 | 1980 | 0    | 0    | 0 | 50.00 | 50.00  |  |  |
| 1 RETAILSTOR - 0% - 2023 Heated Area: 1152 HX Base Yr                                                                                                                              |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
| <div><div></div><div>BAS 1993</div><div></div></div> <div><div></div><div>CAN 2009</div><div></div></div>                                                                          |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
| 3731 W FIFTH ST, HILLIARD                                                                                                                                                          |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
| <div><div>BLD DATE 02/20/2019 KK</div><div>XF DATE 02/20/2019 KK</div><div>INC DATE</div></div> <div><div>LGL DATE</div><div>LAND DATE 02/20/2019 KK</div><div>AG DATE</div></div> |     |           |             |                |                |      |      |      |      |   |       |        |  |  |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 3 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 3              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 103,188   |               |
| TOTAL MARKET OB/XF VALUE  |  | 5,177     |               |
| TOTAL LAND VALUE - MARKET |  | 38,000    |               |
| TOTAL MARKET VALUE        |  | 146,365   |               |
| SOH/AGL Deduction         |  | 0         |               |
| ASSESSED VALUE            |  | 146,365   |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 146,365   |               |
| TOTAL JUST VALUE          |  | 146,365   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 106,746   |               |

| PERMIT NUM | DESCRIPTION   | AMT   | ISSUED     |
|------------|---------------|-------|------------|
| B180003    | HANDICAP RAMP | 0     | 01/05/2018 |
| 20100010   | ELEC OTHER    | 0     | 01/29/2010 |
| 9303043    | ADDITION      | 2,700 | 03/05/1993 |
|            | XFOB          | 500   | 04/10/1989 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2579/0833                      | 7/18/2022 | SW        | Q   | I   | 01     | 170,000    |  |
| GRANTOR: CONNER DEVELOPMENT GR |           |           |     |     |        |            |  |
| GRANTEE: GLASS LAND SURVEYIN   |           |           |     |     |        |            |  |
| 1448/0762                      | 9/29/2006 | WD        | U   | I   | 11     | 180,000    |  |
| GRANTOR: COMOESPLANEDE LLC     |           |           |     |     |        |            |  |
| GRANTEE: CONNER DEVELOPMENT    |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W36 S32 CAN=[YR=2009] S10 E36 N10 W36\$ E36 N32\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |