

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	09	CORG ASB 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	05	CORG ASB 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		20 100	
RMS		1 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	19,053	100	19,053
PTO	1,752	5	88
			SUBAREA MARKET VALUE
			165,151
			763
TOTALS	20,805		19,141
			165,914

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4803	06	19,141	91.2475	43.34	829,571	1940	1940		0	0	80.00	20.00
1 STOR WAREH - 0% - 0			Heated Area: 19053			HX Base Yr						
BLD DATE 07/22/2020 KK LGL DATE 07/22/2020 KK XF DATE 07/22/2020 KK LAND DATE 07/22/2020 KK INC DATE AG DATE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		323,314	
TOTAL MARKET OB/XF VALUE		27,207	
TOTAL LAND VALUE - MARKET		1,503,000	
TOTAL MARKET VALUE		1,853,521	
SOH/AGL Deduction		1,403,352	
ASSESSED VALUE		450,169	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		450,169	
TOTAL JUST VALUE		1,853,521	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,741,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6268	NEW CONSTR	1,800	10/27/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0784	9/14/2020	WD Q	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						
0213/0404	3/08/1976	WD Q	Q	I		54,000
GRANTOR: EASTERN SEABOARD PETR						
GRANTEE: NASSAU FERTILIZER &						

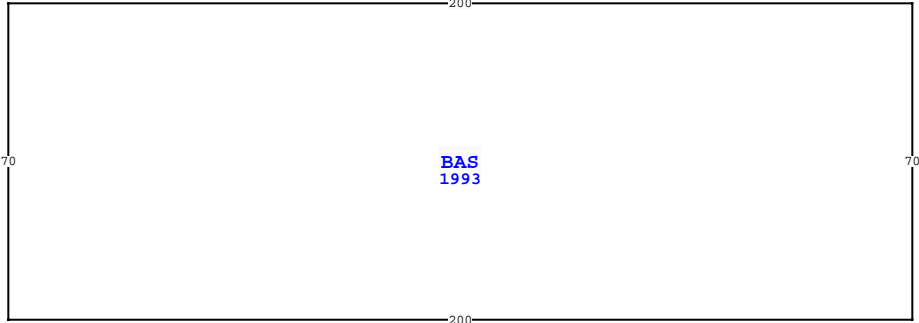
EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	9,255.00	SF	2.00	2.00	100	1970	1970	3	50	9,255	
2	0510	GARAGE WD-	0	0	40	15	720.00	SF	21.00	21.00	100	1952	1952	3	20	3,024	
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1994	1994	3	20	384	
4	0940	SHEDS/PORT	0	0	19	10	190.00	SF	30.00	30.00	100	1970	1970	3	20	1,140	
6	1095	T SCALE 70	0	0	0	0	1.00	UT	21,250.00	21,250.00	100	1960	1960	3	20	4,250	
8	0424	CL FNC 6'	0	0	0	0	372.00	LF	20.00	20.00	100	2003	2003	3	64	4,762	
9	0680	POLE SHED	0	0	25	6	150.00	SF	10.00	10.00	100	1980	1980	3	20	300	
10	0811	CONCRETE B	0	0	0	0	650.00	SF	5.20	5.20	100	1960	1960	3	20	676	
11	0812	CONCRETE C	0	0	60	56	3,360.00	SF	4.00	4.00	100	1940	1940	3	20	2,688	
12	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	1990	1990	3	28	392	

BUILDING NOTES			
PTO=[YR=1993] W24 BAS=[YR=1993] W261 S73 E261 N73\$ S73 E24 N73\$.			

LAND DESCRIPTION													TOTAL OB/XF				26,871							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004800	C	WAREHOUSE	0		IW	0.00	0.00	5.01	AC		1.00	1.00	1.00	300,000.00	300,000.00	1,503,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	10	STEEL 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
Plumbing		1	100
Frame	03	MASONRY	100
Story Height		16	100
RMS		1	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4803	06	14,000	96.8448	46.00	644,000	1920	1920		0	0	80.00	20.00	
2 STOR WAREH - 0% - 0		Heated Area: 14000						HX Base Yr					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,000	100	14,000	128,800
TOTALS	14,000		14,000	128,800

EXTRA FEATURES		325 POGY PL, 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
13	0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	100	1990	1990	3	28	336	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
															336									

NASSAU COUNTY PROPERTY				PAGE 2 of 4	8
VALUATION SUMMARY				STANDARD	
VALUATION BY	Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE				323,314	
TOTAL MARKET OB/XF VALUE				27,207	
TOTAL LAND VALUE - MARKET				1,503,000	
TOTAL MARKET VALUE				1,853,521	
SOH/AGL Deduction				1,403,352	
ASSESSED VALUE				450,169	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				450,169	
TOTAL JUST VALUE				1,853,521	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,741,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

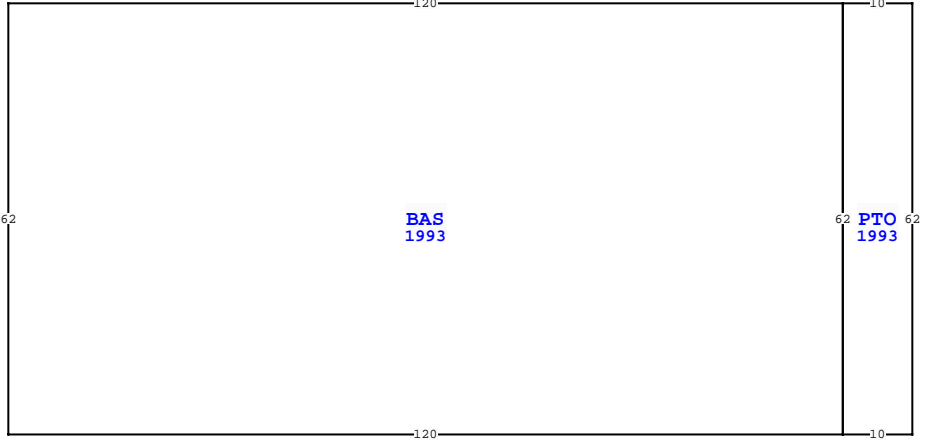
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						
0213/0404	3/08/1976	WD	Q	I		54,000
GRANTOR: EASTERN SEABOARD PETR						
GRANTEE: NASSAU FERTILIZER &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W200 S70 E200 N70S.	

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		30 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 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
4803	06	7,471	86.9400	41.30	308,552	1940	1940	20	0	80.00	5.00
5 STOR WAREH - 0% - 0										Heated Area: 7440	HX Base Yr



Quality	03	Quality Level 03		
DOR CODE	4800	WAREHOUSE-STORAGE		
MAP NUM		MKT AREA 02		
NEIGHBORHOOD/LOC	2002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,440	100	7,440	15,364
PTO	620	5	31	64
TOTALS	8,060		7,471	15,428

EXTRA FEATURES		325 POGY PL, FERNANDINA BEACH			
BLD DATE	07/22/2020	KK	LGL DATE	07/22/2020	KK
XF DATE	07/22/2020	KK	LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY		PAGE 4 of 4	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
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TOTAL MARKET OB/XF VALUE			27,207
TOTAL LAND VALUE - MARKET			1,503,000
TOTAL MARKET VALUE			1,853,521
SOH/AGL Deduction			1,403,352
ASSESSED VALUE			450,169
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			450,169
TOTAL JUST VALUE			1,853,521
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,741,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						
0213/0404	3/08/1976	WD	Q	I		54,000
GRANTOR: EASTERN SEABOARD PETR						
GRANTEE: NASSAU FERTILIZER &						

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	
PTO=[YR=1993] W10 BAS=[YR=1993] W120 S62 E120 N62\$ S62 E10 N62\$.	

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