

PT OF LOT 15 OF SUB OF SO PT
SEC 12 DBK 39/292 & PT OF
THOMAS SAUREZ GRANT

GECKO DECO L LC/
2295 OCEAN SIDE COURT
ATLANTIC BEACH, FL 32233

2023

12-2N-28-0000-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 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	02	WOOD FRAME 100
Story Height		9 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID

MAP NUM		MKT AREA	03
---------	--	----------	----

NEIGHBORHOOD/LOC	3016.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	601	100	601	39,600
BAS	1,411	100	1,411	92,971
BAS	120	100	120	7,907
FOP	100	30	30	1,977
FOP	104	30	31	2,043
FST	320	50	160	10,543
UOP	72	20	14	923
UOP	100	20	20	1,318
UST	390	40	156	10,279

TOTALS	3,218		2,543	167,558
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0858	SCULP CONC	0	0	25	10			239.00	SF	13.00
3	1242	WD DECK A	0	0	33	17			553.00	SF	10.00
4	1242	WD DECK A	0	0	8	10			80.00	SF	3.00
5	0471	VINYL FNC	0	0	0	0			593.00	LF	16.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001200	C	STORE COMB	0		CN	624.00	59.00	47,222.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	2,543	89.9496	131.78	335,117	1981	1981	0	0	0 50.00	50.00
1 RETAILSTOR - 0% - 0											
Heated Area: 2132											
HX Base Yr											

5381 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	02/01/2018	KK	LGL DATE	
	XF DATE	02/01/2018	KK	LAND DATE	02/01/2018
	INC DATE			AG DATE	

TOTAL OB/XF											
8,951											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			167,558
TOTAL MARKET OB/XF VALUE			8,951
TOTAL LAND VALUE - MARKET			212,499
TOTAL MARKET VALUE			389,008
SOH/AGL Deduction			31,459
ASSESSED VALUE			357,549
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			357,549
TOTAL JUST VALUE			389,008
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2475	REMODEL	2,200	03/01/1988
4653	REMODEL	31,000	02/10/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1093/0926	11/08/2002	WD	U	I	07
GRANTOR: HUGHES CHARLES & JANI					
GRANTEE: GECKO DECO LLC					
1081/1402	9/19/2002	WD	U	I	12
GRANTOR: HUGHES CHARLES A & JA					
GRANTEE: GECKO DECO L C					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FOP=[YR=1993] W8 BAS=[YR=1993] W37 S7 W27 UST=[YR=1993] W13 S30 E5 BAS=[YR=2011] S4 E30 N4 W30 \$ E8 N30 \$ S30 E27 N18 E20 N2 UOP=[YR=1993] E25 N4 W25 S4 \$ N4 E17 N13 \$ S13 E8 N13 \$ PTR=N20 FST=[YR=1993] N8 E40 AOF=[YR=1993] N11 E37 S4 UOP=[YR=1993] E8 S9 FOP=[YR=1993] S4 W25 N4 E25\$W8 N9\$ S9 W17 S6 W20 N8\$S8 W40 \$ S20\$.											