AMELIA ISLAND WATER
& SEWER UTILITES
OR 1127/589 CASE #03-113

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

14-2N-28-0000-0009-0010

BUILDING CHARACTERISTICS

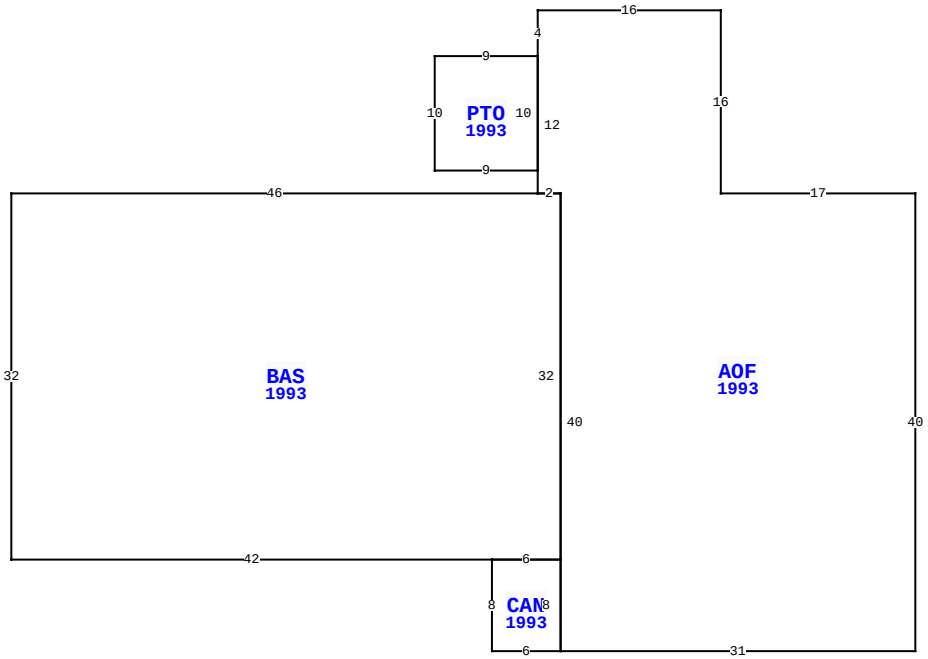
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		18 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,496	100	1,496	42,957
BAS	1,536	100	1,536	44,105
CAN	48	30	14	402
PTO	90	5	4	115
TOTALS	3,170		3,050	87,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	3,050	77.7754	110.44	336,842	1976	1976	0	0	0	74.00	26.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 3032 HX Base Yr



5390 FIRST COAST, FERNANDINA BEACH

BLD DATE	05/03/2019	KKX	LGL DATE		
XF DATE	05/03/2019	KKX	LAND DATE	05/03/2019	KKX
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 6 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		180,352
TOTAL MARKET OB/XF VALUE		51,824
TOTAL LAND VALUE - MARKET		7,105,000
TOTAL MARKET VALUE		7,337,176
SOH/AGL Deduction		6,481,166
ASSESSED VALUE		856,010
TOTAL EXEMPTION VALUE	03	856,010
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,337,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,823,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006200	XFOB	13,500	08/27/2018
E175964	ANTENNAS	20,000	03/01/2017
B1633052	FOUNDATION	36,950	09/01/2016
E25699	NEW CONSTR	0	12/01/2012
E25699	NEW CONSTR	0	12/01/2012
B26463	ADDITION	30,000	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0506/0391	12/22/1986	MS	U	V		392,600

GRANTOR: SENIOR CORP

GRANTEE: SOUTHERN STATE UTLT

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W17 N16 W16 S4 PTO=[YR=1993] W9 S10 E9 N10 $ S12 BAS=[YR=1993] W46 S32 E42 CAN=[YR=1993] S8 E6 N8 W6 $E6 N32 W2 $ E2 S40 E31 N40 $.

EXTRA FEATURES

LN	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	13,826.00	SF	2.00	2.00	100	1976	1976	3	50	13,826	
2	0810	CONCRETE A	0	0	0	0	230.00	SF	6.50	6.50	100	1976	1976	3	28	419	
3	0810	CONCRETE A	0	0	15	10	150.00	SF	6.50	6.50	100	1976	1976	3	28	273	
4	0810	CONCRETE A	0	0	10	14	140.00	SF	6.50	6.50	100	1976	1976	3	28	255	
5	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	4,048	
6	1130	REINFR 6	0	0	0	0	210.00	SF	5.75	5.75	100	1980	1980	3	75	906	
7	0430	CL FNC 6B	0	0	0	0	3,871.00	LF	9.70	9.70	100	1976	1976	3	20	7,510	
8	0811	CONCRETE B	0	0	0	0	550.00	SF	5.20	5.20	100	1999	1999	3	79	2,259	
9	0431	CL FNC 8B	0	0	0	0	307.00	LF	12.50	12.50	100	1999	1999	3	52	1,996	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1999	1999	3	52	312	

LAND DESCRIPTION

TOTAL OB/XF 31,804

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0	0006	CPO	0.00	0.00	20.30	AC		1.00	1.00	1.00	350,000.00	350,000.00	7,105,000							

REVIEW DATE 05/03/2019 BY KKX Total Acres: 20.30 Total Land Value: 7,105,000 Market: 0 Agricultural: 0 Common: 7,105,000 PRINTED 08/02/2023 BY SYS

AMELIA ISLAND WATER
& SEWER UTILITES
OR 1127/589 CASE #03-113

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

14-2N-28-0000-0009-0010

BUILDING CHARACTERISTICS

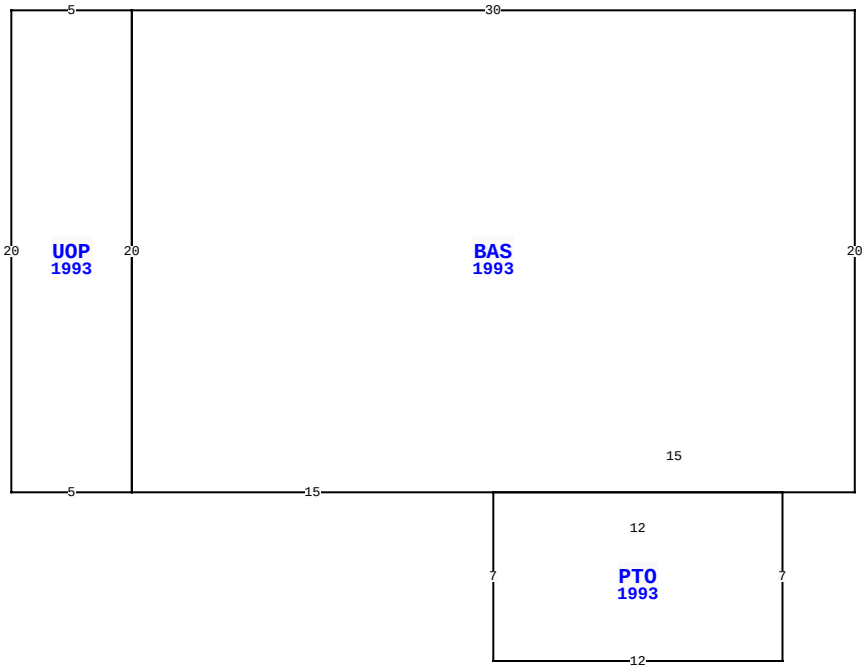
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	4,083
PTO	84	5	4	27
UOP	100	20	20	136
TOTALS	784		624	4,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	624	56.7000	13.61	8,493	1976	1976	0	0	0	50.00	50.00

2 BARNS – 0% - 0 Heated Area: 600 HX Base Yr



BLD DATE	05/03/2019	KKX	LGL DATE
XF DATE	05/03/2019	KKX	LAND DATE 05/03/2019 KKX
INC DATE			AG DATE

5390 FIRST COAST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 6 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		180,352
TOTAL MARKET OB/XF VALUE		51,824
TOTAL LAND VALUE - MARKET		7,105,000
TOTAL MARKET VALUE		7,337,176
SOH/AGL Deduction		6,481,166
ASSESSED VALUE		856,010
TOTAL EXEMPTION VALUE	03	856,010
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,337,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,823,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1023960	CO ISSUED	0	06/02/2011
M16049	H/AC	0	04/01/2011
P14529	NEW CONSTR	37,224	11/01/2010
R12448	REPAIR/RRF	10,000	09/01/2010
B21741	CONCRETE	3,000	07/01/2008
B9905671	NEW CONSTR	50,000	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0506/0391	12/22/1986	MS	U	V		392,600

GRANTOR: SENIOR CORP

GRANTEE: SOUTHERN STATE UTLT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1993] W5 S20 E5 N20 $ S20 E15
PTO=[YR=1993] S7 E12 N7 W12 $ E15 N20 $.

EXTRA FEATURES

LN	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
11	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1976	1976	3	20	80	
12	0510	GARAGE WD-	0	0	30	12	360.00	SF	35.00	35.00	100	2000	2000	3	29	3,654	
13	1123	CB 8"	0	0	80	3	240.00	SF	6.15	6.15	100	1990	1990	3	62	915	
14	0810	CONCRETE A	0	0	0	0	141.00	SF	6.50	6.50	100	1990	1990	3	62	568	
15	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	27	945	
16	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1976	1976	3	20	160	
17	0810	CONCRETE A	0	0	15	7	105.00	SF	6.50	6.50	100	1976	1976	3	28	191	
18	0940	SHEDS/PORT	0	0	4	4	16.00	SF	30.00	30.00	100	2000	2000	3	20	96	
19	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	2000	2000	3	20	336	
20	0810	CONCRETE A	0	0	0	0	366.00	SF	6.50	6.50	100	2013	2013	3	95	2,260	

TOTAL OB/XF 9,205

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/03/2019 BY KKX Total Acres: 20.30 Total Land Value: 7,105,000 Market: 0 Agricultural: 0 Common: 7,105,000 PRINTED 08/02/2023 BY SYS

AMELIA ISLAND WATER
& SEWER UTILITES
OR 1127/589 CASE #03-113

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

14-2N-28-0000-0009-0010

BUILDING CHARACTERISTICS

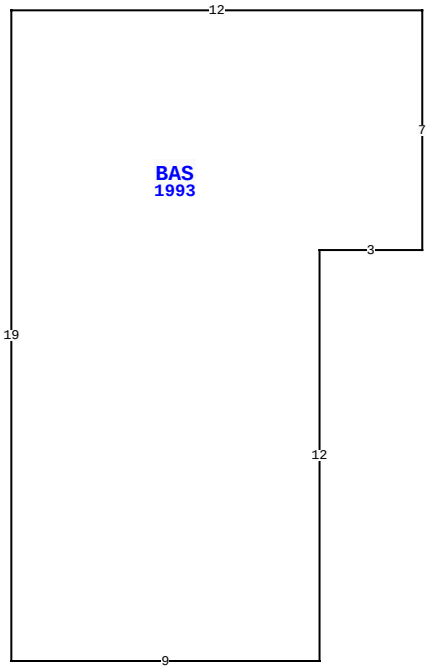
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	192	1,305
TOTALS	192		192	1,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	192	56.6370	13.59	2,609	1976	1976	0	0	0	50.00	50.00

3 BARNS – 0% - 0 Heated Area: 192 HX Base Yr



5390 FIRST COAST, FERNANDINA BEACH

BLD DATE	05/03/2019	KKX	LGL DATE		
XF DATE	05/03/2019	KKX	LAND DATE	05/03/2019	KKX
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		180,352
TOTAL MARKET OB/XF VALUE		51,824
TOTAL LAND VALUE - MARKET		7,105,000
TOTAL MARKET VALUE		7,337,176
SOH/AGL Deduction		6,481,166
ASSESSED VALUE		856,010
TOTAL EXEMPTION VALUE	03	856,010
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,337,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,823,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805635	NEW CONSTR	3,000	12/01/1998
B9805548	NEW CONSTR	115,000	11/01/1998
B9502126	REPAIR/RRF	304,648	07/01/1995
BP4267	N/A	3,400	01/01/1987
BP 4267	N/A	3,400	01/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0506/0391	12/22/1986	MS	U	V		392,600

GRANTOR: SENIOR CORP

GRANTEE: SOUTHERN STATE UTLT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S19 E9 N12 E3 N7$.

EXTRA FEATURES

LN	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
21	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2013	2013	3	87	1,175	
22	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2013	2013	3	65	260	
23	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2013	2013	3	65	780	
24	0351	CARPORT MT	0	0	40	25	1,000.00	SF	10.00	10.00	100	2018	2018	3	86	8,600	

LAND DESCRIPTION

TOTAL OB/XF 10,815

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/03/2019 BY KKX Total Acres: 20.30 Total Land Value: 7,105,000 Market: 0 Agricultural: 0 Common: 7,105,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

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BUILDING CHARACTERISTICS

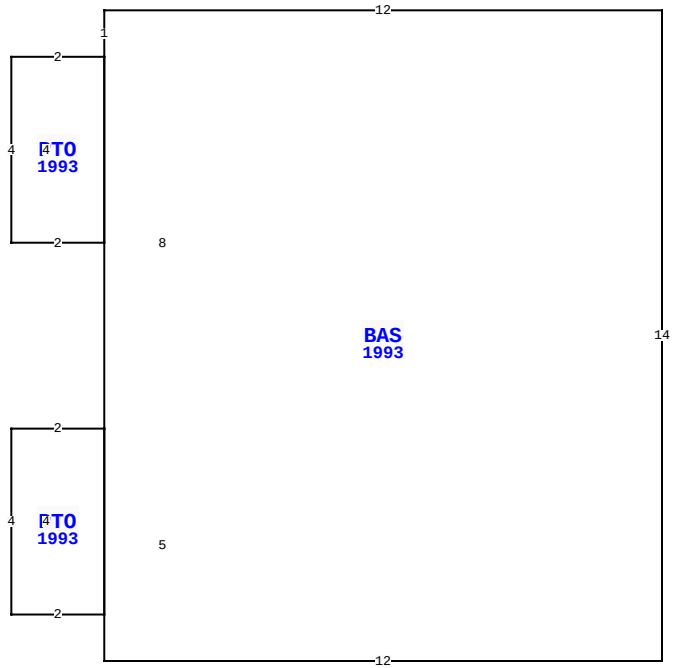
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	168	1,339
PTO	8	5	0	0
PTO	8	5	0	0
TOTALS	184		168	1,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	168	66.4020	15.94	2,678	1976	1976	0	0	0	50.00	50.00

4 BARNS – 0% - 0 Heated Area: 168 HX Base Yr



5390 FIRST COAST, FERNANDINA BEACH

BLD DATE	05/03/2019	KKX	LGL DATE		
XF DATE	05/03/2019	KKX	LAND DATE	05/03/2019	KKX
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
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TOTAL LAND VALUE - MARKET		7,105,000
TOTAL MARKET VALUE		7,337,176
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ASSESSED VALUE		856,010
TOTAL EXEMPTION VALUE	03	856,010
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,337,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,823,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0506/0391	12/22/1986	MS	U	V		392,600

GRANTOR: SENIOR CORP

GRANTEE: SOUTHERN STATE UTLT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S1 PTO=[YR=1993] W2 S4 E2 N4 $ S8
PTO=[YR=1993] W2 S4 E2 N4 $ S5 E12 N14 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/03/2019 BY KKX Total Acres: 20.30 Total Land Value: 7,105,000 Market: 0 Agricultural: 0 Common: 7,105,000 PRINTED 08/02/2023 BY SYS

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YULEE, FL 32097

2023

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Roof Cover	07	CONC TILE 100
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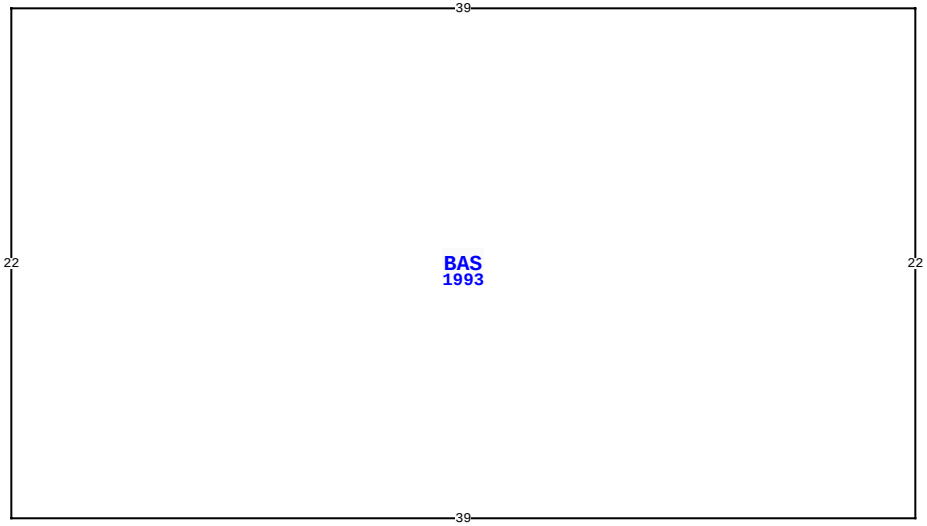
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	858	7,353
TOTALS	858		858	7,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	858	71.4000	17.14	14,706	1976	1976	0	0	0	50.00	50.00

5 BARNS – 0% - 0 Heated Area: 858 HX Base Yr



5390 FIRST COAST, FERNANDINA BEACH

BLD DATE	05/03/2019	KKX	LGL DATE
XF DATE	05/03/2019	KKX	LAND DATE 05/03/2019 KKX
INC DATE			AG DATE

EXTRA FEATURES

LN	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

NASSAU COUNTY PROPERTY

PAGE 5 of 6 8

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Tax Group: 8	Tax Dist:	
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TOTAL EXEMPTION VALUE	03	856,010
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,337,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,823,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0506/0391	12/22/1986	MS	U	V		392,600

GRANTOR: SENIOR CORP

GRANTEE: SOUTHERN STATE UTLT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S22 E39 N22$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/03/2019 BY KKX Total Acres: 20.30 Total Land Value: 7,105,000 Market: 0 Agricultural: 0 Common: 7,105,000 PRINTED 08/02/2023 BY SYS

AMELIA ISLAND WATER
& SEWER UTILITES
OR 1127/589 CASE #03-113

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

14-2N-28-0000-0009-0010

BUILDING CHARACTERISTICS

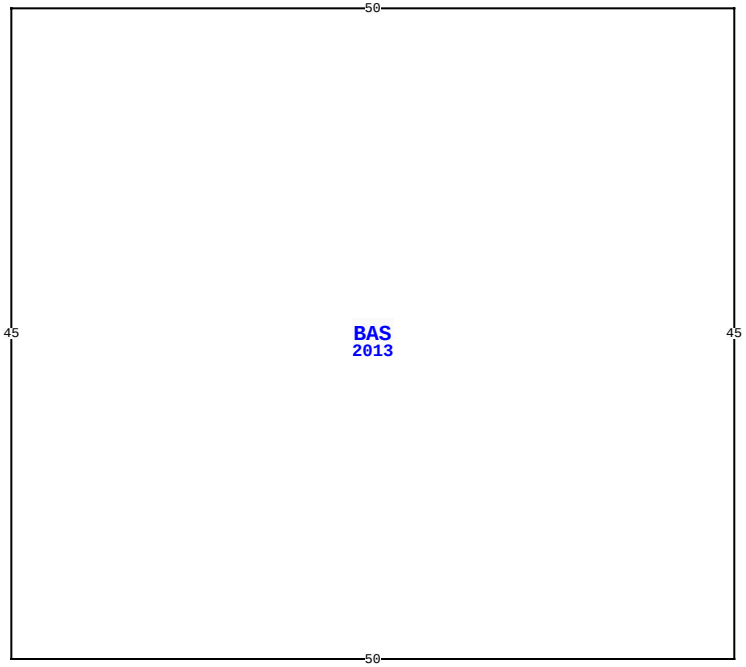
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame		N/A 100
Story Height		20 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100	2,250	78,532
TOTALS	2,250		2,250	78,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,250	79.0209	37.53	84,442	2013	2013	0	0	0	7.00	93.00

6 STOR WAREH – 0% - 0 Heated Area: 2250 HX Base Yr



BLD DATE	05/03/2019	KKX	LGL DATE		
XF DATE	05/03/2019	KKX	LAND DATE	05/03/2019	KKX
INC DATE			AG DATE		

5390 FIRST COAST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		180,352
TOTAL MARKET OB/XF VALUE		51,824
TOTAL LAND VALUE - MARKET		7,105,000
TOTAL MARKET VALUE		7,337,176
SOH/AGL Deduction		6,481,166
ASSESSED VALUE		856,010
TOTAL EXEMPTION VALUE	03	856,010
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,337,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,823,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0506/0391	12/22/1986	MS	U	V		392,600

GRANTOR: SENIOR CORP

GRANTEE: SOUTHERN STATE UTLT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W50 S45 E50 N45$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/03/2019 BY KKX Total Acres: 20.30 Total Land Value: 7,105,000 Market: 0 Agricultural: 0 Common: 7,105,000 PRINTED 08/02/2023 BY SYS