

PT GOVT LOT 1
BEING PT OF PARCEL 1 & BUTLER
ACT PAR 1 2 & 3 IN OR 2392/784

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

2023

14-3N-28-0000-0006-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	26	AL SIDING 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floo	14	CARPET 80		
Interior Floo	07	CORK/VTILE 20		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		5 100		
Frame	02	WOOD FRAME 100		
Story Height		10 100		
RMS		12 100		
Stories	2.	2. 100		
Units		0 100		
BUD8 Adjustme	05	DIST 1A 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	4800	WAREHOUSE-STORAGE		
MAP NUM		MKT AREA	02	
NEIGHBORHOOD/LOC	2001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	28,930
CAN	42	30	13	313
CAN	48	30	14	338
FUS	1,200	100	1,200	28,930
UST	36	40	14	338
TOTALS	2,526		2,441	58,848

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	2,441	84.8872	120.54	294,238	1920	1965	0	0	0	80.00	20.00	
1 OFFICE 1&2 - 0% - 0 Heated Area: 2400 HX Base Yr													
97172 POGY PL, FERNANDINA BEACH													
BLD DATE	07/22/2020	KK	LGL DATE										
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020	KK								
INC DATE			AG DATE										

NASSAU COUNTY PROPERTY				PAGE 1 of 9		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8				Tax Dist:		
BUILDING MARKET VALUE				202,428		
TOTAL MARKET OB/XF VALUE				121,700		
TOTAL LAND VALUE - MARKET				1,350,659		
TOTAL MARKET VALUE				1,674,787		
SOH/AGL Deduction				791,196		
ASSESSED VALUE				883,591		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				883,591		
TOTAL JUST VALUE				1,674,787		
NCON VALUE				0		
INCOME VALUE				14,025,684		
PREVIOUS YEAR MKT VALUE				1,602,582		

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
1	0680	POLE SHED	0	0	40	25	1,000.00	SF	5.00	5.00	100	1940	1940
3	0940	SHEDS/PORT	0	0	26	16	416.00	SF	15.00	15.00	100	1940	1940
4	0971	ST LGHT OV	0	0	0	0	4.00	UT	1,555.00	1,555.00	100	1970	1970
5	0681	POLE SHED	0	0	11	8	88.00	SF	15.00	15.00	100	1989	1989
7	0803	ASPHALT C	0	0	0	0	12,397.00	SF	2.00	2.00	100	1980	1980
10	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1991	1991
11	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1991	1991
12	0940	SHEDS/PORT	0	0	13	6	78.00	SF	30.00	30.00	100	2002	2002
13	0810	CONCRETE A	0	0	18	5	90.00	SF	6.50	6.50	100	2002	2002
14	0810	CONCRETE A	0	0	30	11	330.00	SF	6.50	6.50	100	2002	2002

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	004800	C	WAREHOUSE	0		IW	0.00	0.00	4.50	AC		1.00	1.00
2	009620	C	MARSH	0			0.00	0.00	6.59	AC		1.00	1.00
TOTAL OB/XF 19,819													
TOTAL OB/XF 19,819													
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
300,000.00	300,000.00	1,350,000											
100.00	100.00	659											

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

14-3N-28-0000-0006-0010

[illegible]

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

14-3N-28-0000-0006-0010

[illegible]

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

2023

14-3N-28-0000-0006-0010

BUILDING CHARACTERISTICS															MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 4 of 9	8					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		19		COMMON BRK 70		4803		06		10,702		82.5552		39.21		419,625		1925		1925		20		0		0		80.00		5.00		VALUATION BY					STANDARD				
Exterior Wall		15		CONC BLOCK 30		5		STOR WAREH		- 0%		- 0				Heated Area: 10608														Tax Group: 8					Tax Dist:						
Roof Structur		04		WOOD TRUSS 100																										BUILDING MARKET VALUE					202,428						
Roof Cover		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					121,700						
Interior Wall		01		MINIMUM 100																										TOTAL LAND VALUE - MARKET					1,350,659						
Interior Floo		03		CONC FINSH 100																										TOTAL MARKET VALUE					1,674,787						
Ceiling		04		NONE 100																										SOH/AGL Deduction					791,196						
Air Condition		01		NONE 100																										ASSESSED VALUE					883,591						
Heating Type		01		NONE 100																										TOTAL EXEMPTION VALUE					0						
Plumbing				2 100																										BASE TAXABLE VALUE					883,591						
Frame		03		MASONRY 100																										TOTAL JUST VALUE					1,674,787						
Story Height				16 100																										NCON VALUE					0						
RMS				5 100																										INCOME VALUE					14,025,684						
Stories		1.		1. 100																										PREVIOUS YEAR MKT VALUE					1,602,582						
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																																			
NEIGHBORHOOD/LOC				2001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		10,608		100		10,608		20,797																																	
ULP		315		30		94		184																																	
TOTALS		10,923				10,702		20,981																																	
EXTRA FEATURES																																									

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

2023

14-3N-28-0000-0006-0010

[illegible]

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

14-3N-28-0000-0006-0010

[illegible]

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

14-3N-28-0000-0006-0010

[illegible]

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

14-3N-28-0000-0006-0010

[illegible]

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

14-3N-28-0000-0006-0010

[illegible]