



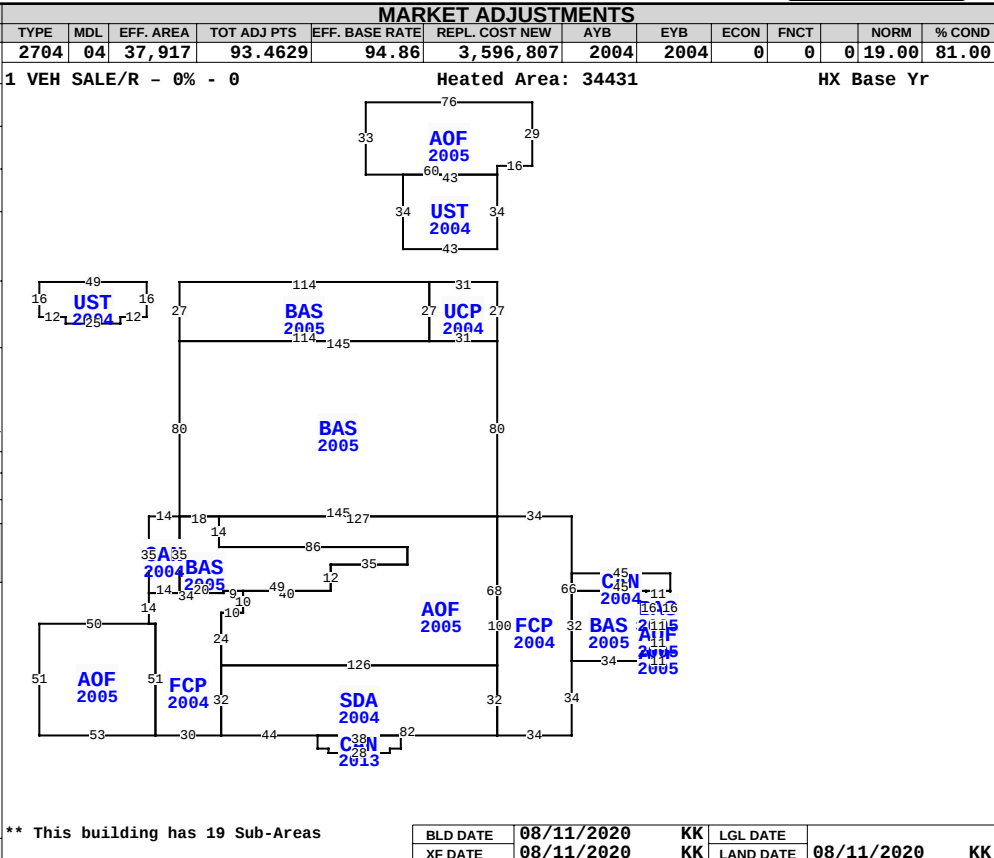
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	28 GLASS THRM 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	24 100
Frame	03 MASONRY 100
Story Height	18 100
RMS	19 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

NEIGHBORHOOD/LOC 4002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	88	100	88	6,762
AOF	88	100	88	6,762
AOF	2,444	100	2,444	187,789
AOF	2,703	100	2,703	207,690
AOF	7,202	100	7,202	553,377
BAS	176	100	176	13,523
BAS	1,088	100	1,088	83,598
BAS	1,932	100	1,932	148,449
BAS	3,078	100	3,078	236,503
BAS	11,600	100	11,600	891,305
TOTALS	44,214		37,917	2,913,414

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0506	FLAGPOLE B	0	0	0	0	100.00	LF	100.00	100.00	
2	0803	ASPHALT C	0	0	0	0	201,778.00	SF	2.00	2.00	
4	0972	ST LGHT UN	0	0	0	0	27.00	UT	2,530.00	2,530.00	
5	0975	ST LT/ARM	0	0	0	0	22.00	UT	500.00	500.00	
6	0422	CL FNC 4'	0	0	0	0	1,246.00	LF	15.00	15.00	
7	0424	CL FNC 6'	0	0	0	0	567.00	LF	20.00	20.00	
8	0400	CONC CURB	0	0	0	0	4,823.00	LF	15.00	15.00	
9	0812	CONCRETE C	0	0	0	0	7,431.00	SF	4.00	4.00	
10	0402	CONC BUMPE	0	0	0	0	101.00	UT	25.00	25.00	
11	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002700	C	AUTO SALES	0	0004	CG	0.00	0.00	302,700.00	SF	
2	009602	C	RETENTION PO	0		CG	0.00	0.00	0.62	AC	



BLD DATE	08/11/2020	KK	LGL DATE	
XF DATE	08/11/2020	KK	LAND DATE	08/11/2020
INC DATE		KK	AG DATE	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002700	C	AUTO SALES	0	0004	CG	0.00	0.00	302,700.00	SF	
2	009602	C	RETENTION PO	0		CG	0.00	0.00	0.62	AC	

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			3,002,860
TOTAL MARKET OB/XF VALUE			563,640
TOTAL LAND VALUE - MARKET			1,967,612
TOTAL MARKET VALUE			5,534,112
SOH/AGL Deduction			1,260,061
ASSESSED VALUE			4,274,051
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4,274,051
TOTAL JUST VALUE			5,534,112
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			4,364,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327283	REPAIR/RRF	400,000	06/01/2013
E1326276	REMODEL	0	06/01/2013
B21102	REMODEL	62,436	02/01/2008
B21105	REMODEL	25,000	02/01/2008
C20687	CO ISSUED	0	10/01/2007
R10808	REPAIR/RRF	5,000	10/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0803/0972	8/18/1997	WD	Q	V	
GRANTOR: WAAS WILLIAM THOMAS T					
GRANTEE: MAREL ENTERPRISES L					
0644/0040	12/13/1991	QC	U	V	01
GRANTOR: WAAS WILLIAM THOMAS					
GRANTEE: WAAS WM TRUSTEE					

BUILDING NOTES											
UCP=[YR=2004] W31 BAS=[YR=2005] W114 S27 BAS=[YR=2005] S80 CAN=[YR=2004] W14 S35 FCP=[YR=2004] S14 AOF=[YR=2005] W50 S51 E53 N51 W3\$ E3 S51 E30 SDA=[YR=2004] E44 CAN=[YR=2013] S6 E5 S2 E28 N2 E5 N6 W38\$ E82 FCP=[YR=2004] E34 N34BAS=[YR=2005] E34 AOF=[YR=2005] E11 N8 AOF=[YR=2005] N8 BAS=[YR=2005] N16 CAN=[YR=2004] N8 W45 S8 E45\$ W11 S16 E11\$ W11 S8 E11\$ W11 S8\$ N32 W34 S32\$ N66 W34 S100\$ N32W126 S32\$ N32 AOF=[YR=2005] E126 N68 W127 BAS=[YR=2005] W18 S35 E20 N1 E49 N12 E35 N8 W86 N14\$ S14 E86 S8 W35 S12 W40 S10 W10 S24 \$ N24 E10 N10 W9 S1 W34\$ E14 N35\$ E145 N80 W145\$ E114 N27\$ S27 E31 N27\$ PTR=N15 UST=[YR=2004] N34 AOF=[YR=2005] N4 E16 N29 W76 S33 E60\$ W43 S34 E43\$ S15\$ PTR= W160 UST=[YR=2004]											

**MAREL ENTERPRISES LIMITED/
P O BOX 15400
FERNANDINA BEACH, FL 32035**

25-2N-28-0000-0002-0020

[illegible]

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[illegible]