PT OF SEC 26-2N-28E &
40-2N-28E IN OR 2019/1054
(EX OR 2521/1921 & OR 2534/640

GATA HOLDINGS LLC
942360 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-0000-0009-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	13	LVT/LAMNT 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04

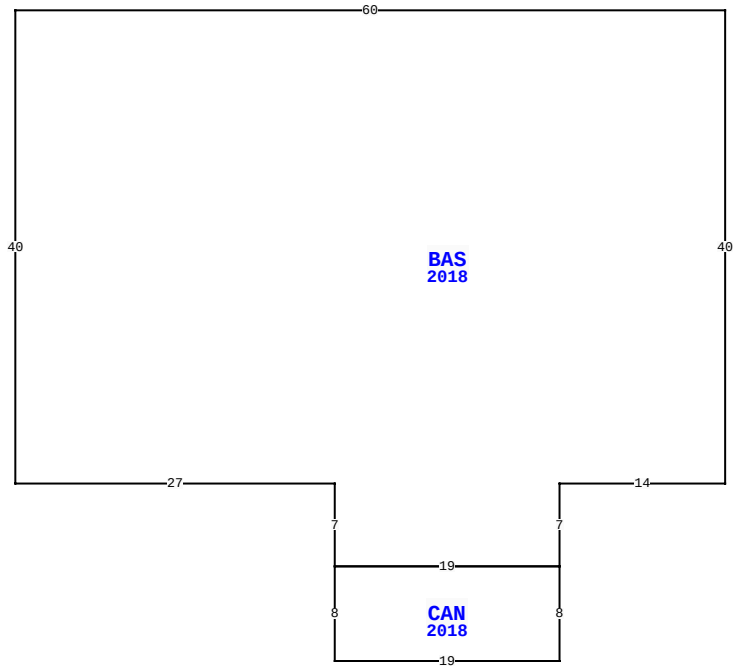
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,533	100	2,533	367,535
CAN	152	30	46	6,675
TOTALS	2,685		2,579	374,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,579	104.2642	148.06	381,847	2018	2018	0	0	0	2.00	98.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 2533 HX Base Yr



942360 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	02/14/2022	KK	LGL DATE	
XF DATE	02/14/2022	KK	LAND DATE	02/14/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	743,440
TOTAL MARKET OB/XF VALUE	102,418
TOTAL LAND VALUE - MARKET	1,238,837
TOTAL MARKET VALUE	2,084,695
SOH/AGL Deduction	1,147,364
ASSESSED VALUE	937,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	937,331
TOTAL JUST VALUE	2,084,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,794,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001477	NEW CONSTR-TRIM A	323,431	04/13/2018
18001481	NEW CONSTR	353,164	01/12/2018
18000264	NEW CONSTR-TRIM A	0	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2019/1054	12/16/2015	WD	Q	V	01	250,000

GRANTOR: LIVING WATERS WORLD O

GRANTEE: GATA HOLDINGS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W60 S40 E27 S7 CAN=[YR=2018] S8 E19 N8 W19$ E19 N7 E14 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	37,363.00	SF	2.00	2.00	100	2018	2018	3	84	62,770	
2	0812	CONCRETE C	0	0	0	0	1,296.00	SF	4.00	4.00	100	2018	2018	3	98	5,080	
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2018	2018	3	100	400	
4	0810	CONCRETE A	0	0	22	12	264.00	SF	6.50	6.50	100	2018	2018	3	98	1,682	
5	0430	CL FNC 6B	0	0	0	0	950.00	LF	9.70	9.70	100	2018	2018	3	95	8,754	
6	0422	CL FNC 4'	0	0	0	0	550.00	LF	15.00	15.00	100	2018	2018	3	95	7,838	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
8	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	100	2018	2018	3	90	10,800	
9	0467	FNC GT 25'	0	0	0	0	1.00	UT	1,225.00	1,225.00	100	2018	2018	3	95	1,164	
10	0467	FNC GT 25'	0	0	0	0	1.00	UT	2,100.00	2,100.00	100	2018	2018	3	95	1,995	

LAND DESCRIPTION

TOTAL OB/XF 100,768

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	001700	C	1STORY OFF	0		CN	0.00	0.00	198,200.00	SF		1.00	1.00	0.50	12.50	6.25	1,238,750							
2	009602	C	RETENTION PO	0		CN	0.00	0.00	0.87	AC		1.00	1.00	1.00	100.00	100.00	87							

REVIEW DATE 02/14/2022 BY KK Total Acres: 0.87 Total Land Value: 1,238,837 Market: 0 Agricultural: 0 Common: 1,238,837 PRINTED 08/02/2023 BY SYS

PT OF SEC 26-2N-28E &
40-2N-28E IN OR 2019/1054
(EX OR 2521/1921 & OR 2534/640

GATA HOLDINGS LLC
942360 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-0000-0009-0050

BUILDING CHARACTERISTICS

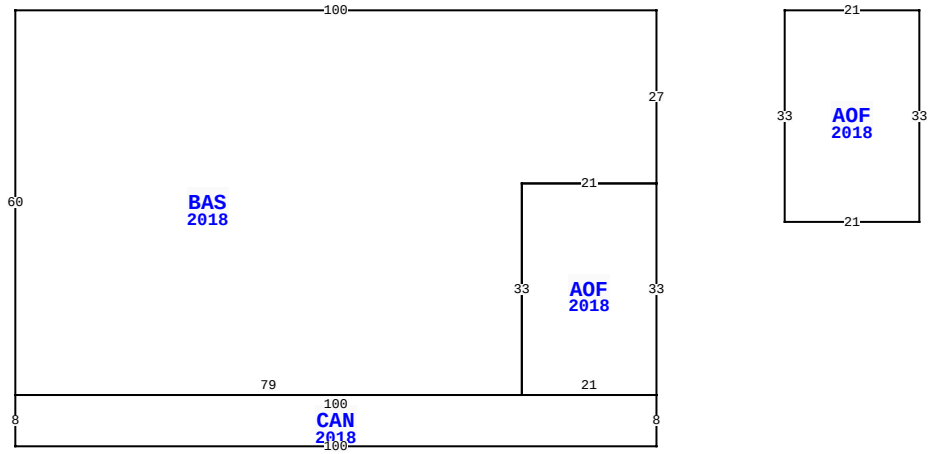
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	693	185	1,282	58,359
AOF	693	185	1,282	58,359
BAS	5,307	100	5,307	241,586
CAN	800	30	240	10,925
TOTALS	7,493		8,111	369,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	8,111	98.7941	46.93	380,649	2018	2018	0	0	0	3.00	97.00

2 STOR WAREH – 0% - 0 Heated Area: 6693 HX Base Yr



942360 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	02/14/2022	KK	LGL DATE		
XF DATE	02/14/2022	KK	LAND DATE	02/14/2022	KK
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NASSAU COUNTY PROPERTY

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ASSESSED VALUE	937,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	937,331
TOTAL JUST VALUE	2,084,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,794,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/1054	12/16/2015	WD	Q	V	01	250,000

GRANTOR: LIVING WATERS WORLD O

GRANTEE: GATA HOLDINGS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W100 S60 CAN=[YR=2018] S8 E100 N8
AOF=[YR=2018] N33 W21 S33 E21$ W100$ E79 N33 E21 N27$ PTR=
E20 AOF=[YR=2018] E21 S33 W21 N33$ W20$.

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
11	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
12	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2018	2018	3	95	333	
13	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2018	2018	3	86	1,032	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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

REVIEW DATE 02/14/2022 BY KK Total Acres: 0.87 Total Land Value: 1,238,837 Market: 0 Agricultural: 0 Common: 1,238,837 PRINTED 08/02/2023 BY SYS