IN OR 2511/1193
(EX R/W IN OR 213/74)
PARCELS 24 & 25-1

J H E HOLDINGS INC
474431 EAST SR 200
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

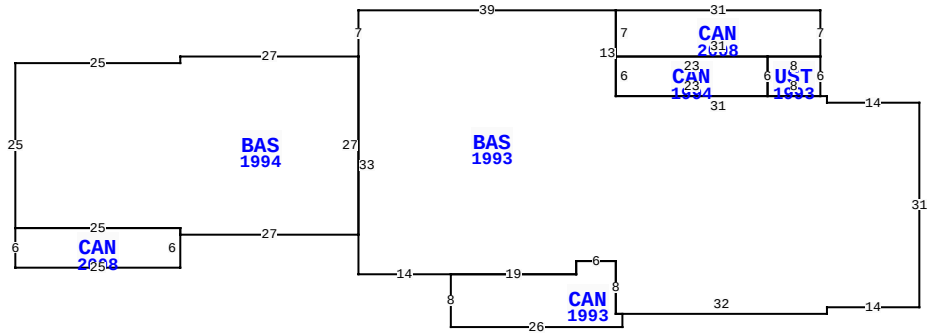
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,038	100	3,038	258,801
BAS	1,354	100	1,354	115,345
CAN	214	30	64	5,452
CAN	138	30	41	3,492
CAN	150	30	45	3,833
CAN	217	30	65	5,537
UST	48	40	19	1,619
TOTALS	5,159		4,626	394,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	4,626	96.7572	137.40	635,612	1964	1990	0	0	0	38.00	62.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 4392 HX Base Yr



474421 EAST SR 200, FERNANDINA BEACH

BLD DATE	08/19/2021	KK	LGL DATE	
XF DATE	08/19/2021	KK	LAND DATE	08/19/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	394,079
TOTAL MARKET OB/XF VALUE	64,114
TOTAL LAND VALUE - MARKET	553,780
TOTAL MARKET VALUE	1,011,973
SOH/AGL Deduction	444,968
ASSESSED VALUE	567,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	567,005
TOTAL JUST VALUE	1,011,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002851	WINDOWS/DOOR	5,800	03/23/2021
B18787	ADDITION	103,554	11/01/2006
E018002	REMODEL	11,100	04/01/2001
B017999	REMODEL	116,640	02/01/2001
B960423	REPAIR/RRF	0	01/01/1996
95-02179	REMODEL	2,000	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/1193	10/28/2021	WD	U	I	11	100
GRANTOR: DONNA LYNNE REAL ESTA						
GRANTEE: J H E HOLDINGS INC						
1472/1950	1/19/2007	QC	U	I	07	100
GRANTOR: DONNA LYNNE CUSTOM HO						
GRANTEE: DONNA LYNNE REAL ES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N1 W1 UST=[YR=1993] N6 CAN=[YR=2008] N7 W31 S7 CAN=[YR=1994] S6 E23 N6 W23$ E31$ W8 S6 E8$ W31 N13 W39 S7 BAS=[YR=1994] W27 S1 W25 S25 CAN=[YR=2008] S6 E25 N6 W25$ E25 S1E27 N27$S33 E14 CAN=[YR=1993] S8 E26 N2 W1 N8 W6 S2 W19$ E19 N2 E6 S8 E32 N1 E14 N31$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0811	CONCRETE B	0	0	0	0	991.00	SF	5.20	5.20	100	1995	1995	3	72	3,710	
3	0812	CONCRETE C	0	0	0	0	1,100.00	SF	4.00	4.00	100	1980	1980	3	35	1,540	
4	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2001	2001	3	86	323	
6	0812	CONCRETE C	0	0	0	0	2,584.00	SF	4.00	4.00	100	2001	2001	3	82	8,476	
7	0812	CONCRETE C	0	0	0	0	11,212.00	SF	4.00	4.00	100	2008	2008	3	90	40,363	
8	0855	CONC PAVER	0	0	0	0	210.00	SF	7.00	7.00	100	2008	2008	3	90	1,323	
9	0404	MTL SAFETY	0	0	34	0	34.00	LF	40.00	40.00	100	2001	2001	3	86	1,170	
10	0430	CL FNC 6B	0	0	0	0	412.00	LF	9.70	9.70	100	2008	2008	3	76	3,037	
11	0424	CL FNC 6'	0	0	0	0	119.00	LF	20.00	20.00	100	2008	2008	3	76	1,809	

LAND DESCRIPTION

TOTAL OB/XF 63,466

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	0004	CG	0.00	0.00	55,378.00	SF		1.00	1.00	1.00	10.00	10.00	553,780							

REVIEW DATE 08/19/2021 BY KK Total Acres: 0.00 Total Land Value: 553,780 Market: 0 Agricultural: 0 Common: 553,780 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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12	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1993	1993	3	36	648	

LAND DESCRIPTION

TOTAL OB/XF 648

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 08/19/2021 BY KK Total Acres: 0.00 Total Land Value: 553,780 Market: 0 Agricultural: 0 Common: 553,780 PRINTED 08/02/2023 BY SYS