IN OR 487 PG 1218
PAR 37 37-1 37-2 INC
FPL ESMT IN OR 1241/340

DAVE TURNER INC
474390 E.STATE RROAD 200
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0037-0000

BUILDING CHARACTERISTICS

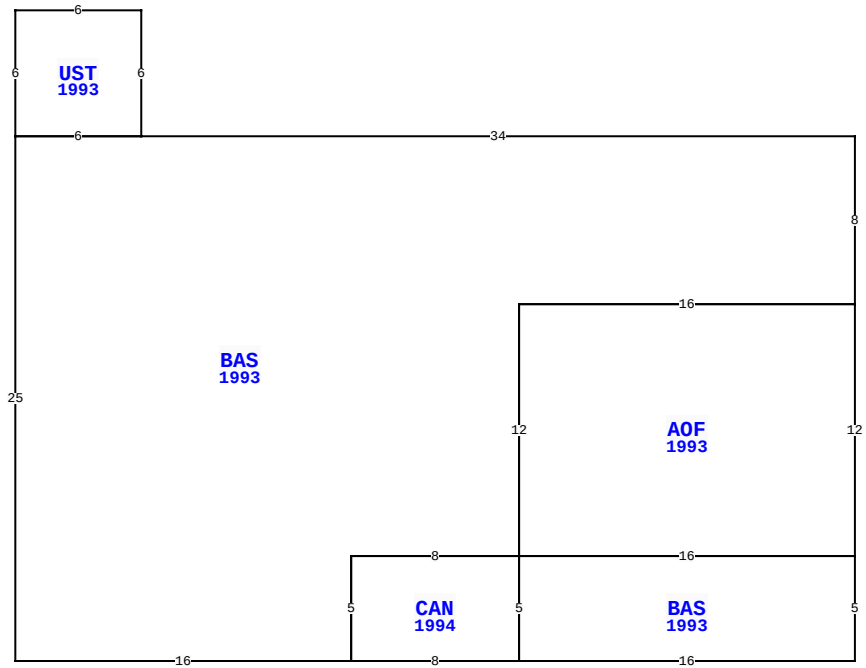
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	100	192	8,887
BAS	80	100	80	3,703
BAS	688	100	688	31,844
CAN	40	30	12	556
UST	36	40	14	648
TOTALS	1,036		986	45,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	986	104.8950	92.57	91,274	1973	1973	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 960 HX Base Yr



BLD DATE	01/11/2019 KK	LGL DATE	
XF DATE	01/11/2019 KK	LAND DATE	01/11/2019 KK
INC DATE		AG DATE	

474390 EAST SR 200, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,078,726
TOTAL MARKET OB/XF VALUE	68,705
TOTAL LAND VALUE - MARKET	895,620
TOTAL MARKET VALUE	2,043,051
SOH/AGL Deduction	955,923
ASSESSED VALUE	1,087,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,087,128
TOTAL JUST VALUE	2,043,051
NCON VALUE	0
INCOME VALUE	14,645,644
PREVIOUS YEAR MKT VALUE	1,252,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1419756	THE SAVORY MARKET	0	06/01/2014
M1419346	H/AC	0	03/01/2014
E1326315	RE-ROOF	0	06/01/2013
R13056	RE-ROOF	20,000	08/01/2012
B02113	REMODEL	1,200	07/01/1995
94-1326	ADDITION	1,310	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0487/1218	4/01/1986	WD	U	I		109,000
GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 UST=[YR=1993] N6 W6 S6 E6$ W6 S25 E16
CAN=[YR=1994] E8 BAS=[YR=1993] E16 N5 AOF=[YR=1993] N12 W16
S12 E16$ W16 S5$ N5 W8 S5$ N5 E8 N12 E16 N8$.

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
1	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1985	1985	3	49.5	322	
2	0443	STK FNC 6'	0	0	0	0	350.00	LF	10.00	10.00	100	1989	1989	3	20	700	
4	0962	SKYLIGHT	0	0	0	0	5.00	UT	250.00	250.00	100	1995	1995	3	72	900	
5	0803	ASPHALT C	0	0	0	0	28,855.00	SF	2.00	2.00	100	2005	2005	3	58	33,472	
6	0402	CONC BUMPE	0	0	0	0	40.00	UT	25.00	25.00	100	2005	2005	3	90	900	
7	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2005	2005	3	69	5,237	
8	0803	ASPHALT C	0	0	0	0	8,043.00	SF	2.00	2.00	100	1985	1985	3	50	8,043	
9	0475	VF 4 SBPL	0	0	0	0	20.00	LF	14.00	14.00	100	2005	2005	3	69	193	
10	0469	VF LATTIC	0	0	0	0	20.00	SF	5.50	5.50	100	2005	2005	3	69	76	
11	6001	ROLLUP DR	0	0	0	0	8.00	UT	400.00	400.00	100	2005	2005	3	27	864	

TOTAL OB/XF 50,707

LAND DESCRIPTION

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
1	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	89,562.00	SF		1.00	1.00	1.00	10.00	10.00	895,620							

REVIEW DATE 01/11/2019 BY KK Total Acres: 0.00 Total Land Value: 895,620 Market: 0 Agricultural: 0 Common: 895,620 PRINTED 08/02/2023 BY SYS

IN OR 487 PG 1218
PAR 37 37-1 37-2 INC
FPL ESMT IN OR 1241/340

DAVE TURNER INC
474390 E.STATE RROAD 200
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0037-0000

BUILDING CHARACTERISTICS

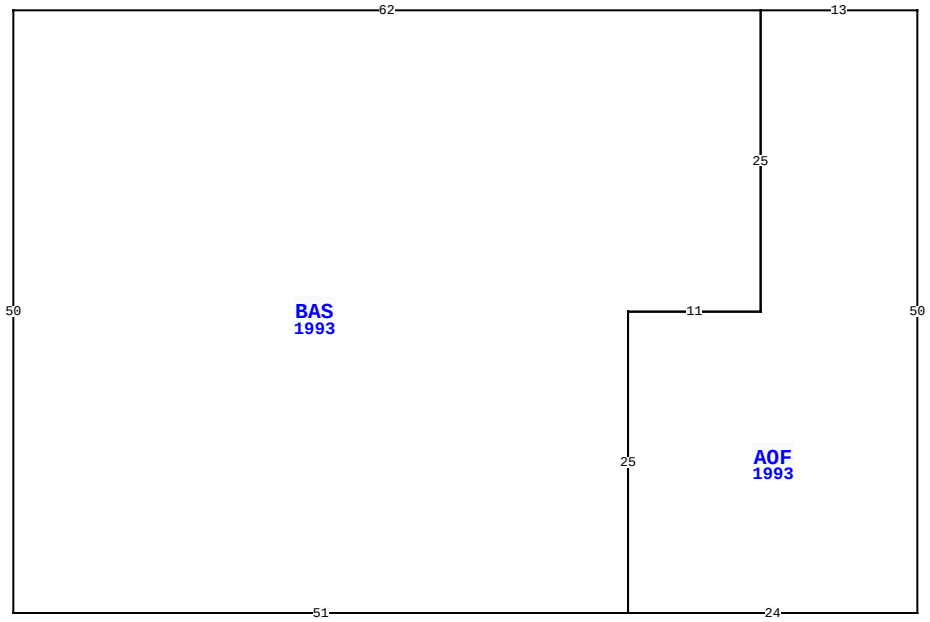
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	925	185	1,711	30,807
BAS	2,825	100	2,825	50,864
TOTALS	3,750		4,536	81,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	4,536	75.8080	36.01	163,341	1991	1991	0	0	0	50.00	50.00

2 PREFAB MTL – 0% - 0 Heated Area: 3750 HX Base Yr



474390 EAST SR 200, FERNANDINA BEACH

BLD DATE	01/11/2019	KK	LGL DATE		
XF DATE	01/11/2019	KK	LAND DATE	01/11/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,078,726
TOTAL MARKET OB/XF VALUE	68,705
TOTAL LAND VALUE - MARKET	895,620
TOTAL MARKET VALUE	2,043,051
SOH/AGL Deduction	955,923
ASSESSED VALUE	1,087,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,087,128
TOTAL JUST VALUE	2,043,051
NCON VALUE	0
INCOME VALUE	14,645,644
PREVIOUS YEAR MKT VALUE	1,252,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7289	NEW CONSTR	70,100	06/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0487/1218	4/01/1986	WD	U	I		109,000
GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W13 BAS=[YR=1993] W62 S50 E51 N25 E11 N25$ S25 W11 S25 E24 N50$.

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
12	0940	SHEDS/PORT	0	0	20	12	240.00	SF	19.50	19.50	100	2007	2007	3	35	1,638	
13	0810	CONCRETE A	0	0	0	0	230.00	SF	6.50	6.50	100	2007	2007	3	89	1,331	
14	0819	CONC 12"	0	0	75	6	450.00	SF	9.50	9.50	100	2007	2007	3	89	3,805	
15	0479	VF PICKET	0	0	0	0	16.00	LF	10.00	10.00	100	2007	2007	3	74	118	
16	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2007	2007	3	74	444	
17	0424	CL FNC 6'	0	0	0	0	478.00	LF	20.00	20.00	100	2007	2007	3	74	7,074	
18	0858	SCULP CONC	0	0	10	10	100.00	SF	13.00	13.00	100	1985	1985	3	82	1,066	
19	0858	SCULP CONC	0	0	10	20	200.00	SF	13.00	13.00	100	2007	2007	3	97	2,522	

LAND DESCRIPTION

TOTAL OB/XF 17,998

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 01/11/2019 BY KK Total Acres: 0.00 Total Land Value: 895,620 Market: 0 Agricultural: 0 Common: 895,620 PRINTED 08/02/2023 BY SYS

IN OR 487 PG 1218
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FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0037-0000

BUILDING CHARACTERISTICS

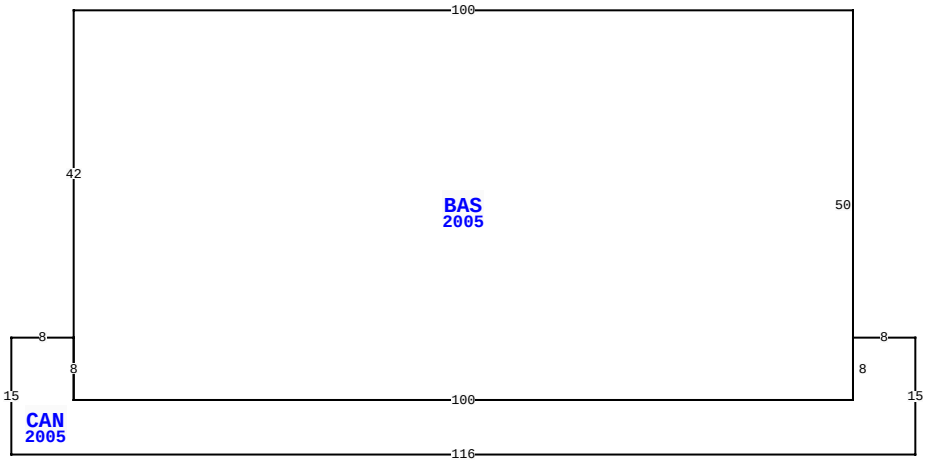
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	05	STEEL 100
Story Height		14 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100	5,000	453,088
CAN	940	30	282	25,554
TOTALS	5,940		5,282	478,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	5,282	104.8509	115.07	607,800	2005	2005	0	0	0	21.25	78.75

3 NBHD SHOP – 0% - 0 Heated Area: 5000 HX Base Yr



474390 EAST SR 200, FERNANDINA BEACH

BLD DATE	01/11/2019	KK	LGL DATE		
XF DATE	01/11/2019	KK	LAND DATE	01/11/2019	KK
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NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:
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ASSESSED VALUE	1,087,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,087,128
TOTAL JUST VALUE	2,043,051
NCON VALUE	0
INCOME VALUE	14,645,644
PREVIOUS YEAR MKT VALUE	1,252,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0487/1218	4/01/1986	WD	U	I		109,000
GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N50W100S42CAN=[YR=2005] W8
S15E116N15W8S8W100N8$S8E100$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/11/2019 BY KK Total Acres: 0.00 Total Land Value: 895,620 Market: 0 Agricultural: 0 Common: 895,620 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

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Exterior Wall	16	WD FR STUC 30
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Roof Cover	12	MODULAR MT 100
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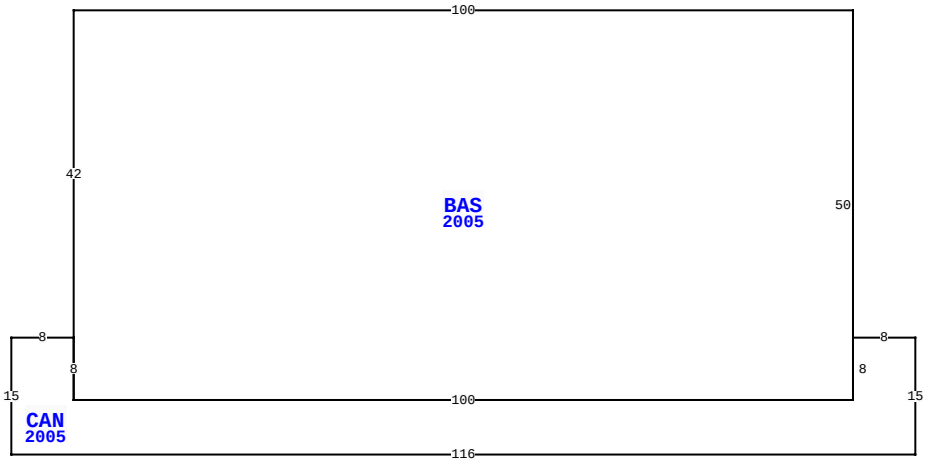
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		14 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100	5,000	447,536
CAN	940	30	282	25,241
TOTALS	5,940		5,282	472,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	5,282	103.5657	113.66	600,352	2005	2005	0	0	0	21.25	78.75

7 NBHD SHOP - 0% - 0 Heated Area: 5000 HX Base Yr



BLD DATE	01/11/2019	KK	LGL DATE
XF DATE	01/11/2019	KK	LAND DATE 01/11/2019 KK
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474390 EAST SR 200, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,087,128
TOTAL JUST VALUE	2,043,051
NCON VALUE	0
INCOME VALUE	14,645,644
PREVIOUS YEAR MKT VALUE	1,252,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N50W100S42CAN=[YR=2005] W8
S15E116N15W8S8W100N8$S8E100$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/11/2019 BY KK Total Acres: 0.00 Total Land Value: 895,620 Market: 0 Agricultural: 0 Common: 895,620 PRINTED 08/02/2023 BY SYS