

LOT 7
IN OR 1639/749-754
ESMT OR 1201/1144

SECOND AMENDMENT INC
2410 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-438U-0007-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 70
Interior Wall	05 DRYWALL 30
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	10 100
Frame	05 STEEL 100
Story Height	16 100
RMS	11 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03
DOR CODE 4800 WAREHOUSE-STORAGE

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4081.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,440	185	2,664	93,564
AOF	3,928	185	7,267	255,229
BAS	2,560	100	2,560	89,912
BAS	72	100	72	2,529
BAS	2,000	100	2,000	70,243
PTO	250	5	12	421

TOTALS 10,250 14,575 511,897

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	0803	ASPHALT C	0	0	0	13,431.00	SF	2.00	2.00	100	2004	2004	3	56	15,043	
2	0812	CONCRETE C	0	0	125	40	SF	4.00	4.00	100	2004	2004	3	86	17,200	
3	0400	CONC CURB	0	0	0	0	LF	15.00	15.00	100	2004	2004	3	89	11,081	
4	0402	CONC BUMPE	0	0	0	0	UT	25.00	25.00	100	2004	2004	3	89	200	
5	0424	CL FNC 6'	0	0	0	0	LF	20.00	20.00	100	2004	2004	3	66	66	
6	0465	FNC GT 15'	0	0	0	0	UT	450.00	450.00	100	2004	2004	3	66	594	
7	6001	ROLLUP DR	0	0	0	0	UT	400.00	400.00	100	2004	2004	3	24	384	
8	0443	STK FNC 6'	0	0	0	0	LF	10.00	10.00	100	2008	2008	3	40	2,024	
9	0978	SECURTY LT	0	0	0	0	UT	450.00	450.00	100	2004	2004	3	66	2,376	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004800	C	WAREHOUSE	0	0003	CI	0.00	0.00	43,575.00	SF		1.00	1.00	1.00	2.50	2.50	108,938							

REVIEW DATE 09/03/2020 BY KK

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY VALUATION SUMMARY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		PAGE 1 of 1									
4803	06	14,575	91.2897	43.36	631,972	2004	2004	0	0	0	19.00	81.00		STANDARD									
1 STOR WAREH - 0% - 0														Heated Area: 10000 HX Base Yr									

85082 COMMERCIAL PARK DR, YULEE

TOTAL OB/XF														48,968									
BLD DATE	XF DATE	INC DATE	09/03/2020	09/03/2020	09/03/2020	KK	KK	LGL DATE	LAND DATE	AG DATE	09/03/2020	KK	KK										

TOTAL OB/XF														48,968		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
03	CI	0.00	0.00	43,575.00	SF		1.00	1.00	1.00	2.50	2.50	:				

Total Acres: 0.00 Total Land Value: 108,938 Market: 0 Agricultural: 0 Common: 108,938

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			511,897
TOTAL MARKET OB/XF VALUE			48,968
TOTAL LAND VALUE - MARKET			108,938
TOTAL MARKET VALUE			669,803
SOH/AGL Deduction			180,469
ASSESSED VALUE			489,334
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			489,334
TOTAL JUST VALUE			669,803
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			484,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427202	ELEC OTHER	0	01/01/2014
C25050	CO ISSUED	0	09/23/2011
B25050	REMODEL	2,000	08/01/2011
C0922772	CO ISSUED	0	08/01/2009
B22772	REMODEL	120,000	08/01/2009
B0514315	REMODEL	10,000	03/14/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1639/0753	8/27/2009	WD U	I	I	16	100	
GRANTOR: ZELL DONALD D							
GRANTEE: SECOND AMENDMENT IN							
1639/0751	8/31/2009	PR U	I	I	19	100	
GRANTOR: HOLLAND DEBBIE P/R							
GRANTEE: SECOND AMENDMENT IN							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2005] W25AOF=[YR=2005] W44BAS=[YR=2005]
W6BAS=[YR=2004] W50S80PTO=[YR=2004] S5E50
N5W50\$E26AOF=[YR=2005] E24N60W24S60\$
N60E24N20\$S12E6N12\$S12W6S68E50 N80\$S80E25N80\$.