

LOTS 22
IN OR 2011/1323
EX ESMT IN OR 455/160 & 161

WIRELESS ONE MANAGEMENT LLC
1551 JENNINGS MILL RD #1100A
WATKINSVILLE, GA 30677

2024

00-00-30-0120-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	14	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	266,013
CAN	216	30	65	9,158
PTO	300	5	15	2,113
PTO	456	5	23	3,241

TOTALS	2,860		1,991	280,525
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	4,960.00	UT	4.00	4.00
2	0810	CONCRETE A	0	0	25	125.00	SF	6.50	6.50
3	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	CI	100.00	103.00	12,251.00

REVIEW DATE 01/20/2022 BY KK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	1,991	125.1558	178.35	355,095	1985	2000	0	0	0	21.00	79.00	
1 RETAILSTOR - 0% - 0													
Heated Area: 1888													
HX Base Yr													

1845 S 8TH ST, FERNANDINA BEACH	BLD DATE 01/20/2022	KK	LGL DATE	
	XF DATE 01/20/2022	KK	LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
10,527													

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10,527													

Total Acres: 0.00 Total Land Value: 153,138 Market: 0 Agricultural: 0 Common: 153,138

NASSAU COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		280,525	
TOTAL MARKET OB/XF VALUE		10,527	
TOTAL LAND VALUE - MARKET		153,138	
TOTAL MARKET VALUE		444,190	
SOH/AGL Deduction		127,442	
ASSESSED VALUE		316,748	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		316,748	
TOTAL JUST VALUE		444,190	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		456,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632907	REMODEL	78,000	08/01/2016
R1615254	REPAIR/RRF	12,000	08/01/2016
B9501998	REMODEL	1,800	06/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2011/1323	10/27/2015	SW	Q	I	02	285,000	
GRANTOR: CRIMSON BUCCANEER TRA							
GRANTEE: WIRELESS ONE MANAGEMENT							
1954/1721	12/30/2014	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: CRIMSON BUCCANEER T							

BUILDING NOTES							
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BUILDING DIMENSIONS							
PTO=[YR=1993] W30 S10 BAS=[YR=2017] S74 CAN=[YR=1993] W4 S6							
PTO=[YR=1993] S4 E34 N84 W4 S80 W30\$ E30 N12 W6 S6 W20\$ E20							
N6 E6 N68 W26\$ E30 N10\$.							