S-3 OF LOTS 6,7,8,9 & PARCEL
3-18 OF SEC 29-3N-28
IN OR 2642/1036 AS PARCEL 1

MIDWAY ASSOCIATES/
9018 LAKES BLVD
WEST PALM BEACH, FL 33412

2024

00-00-30-036A-0006-0030

BUILDING CHARACTERISTICS

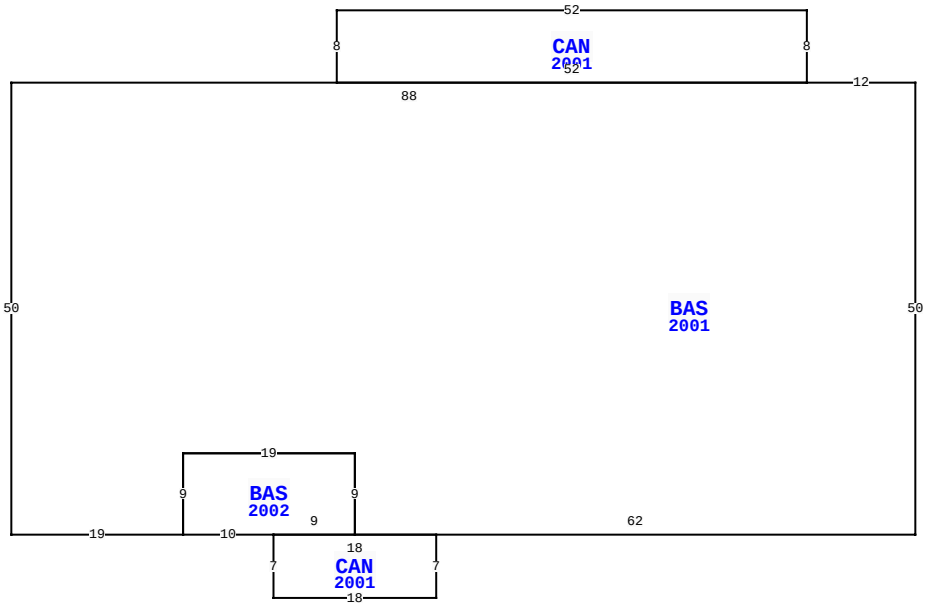
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		25 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	1920	PROF DAYCARE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,829	100	4,829	630,096
BAS	171	100	171	22,312
CAN	126	30	38	4,959
CAN	416	30	125	16,310
TOTALS	5,542		5,163	673,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0603	04	5,163	104.6714	146.28	755,244	2001	2001	0	0	0	10.80	89.20

1 DAYCARE CR – 0% - 2024 Heated Area: 5000 HX Base Yr



1986 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/15/2021	KK	LGL DATE	
XF DATE	06/15/2021	KK	LAND DATE	06/15/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	673,678
TOTAL MARKET OB/XF VALUE	37,119
TOTAL LAND VALUE - MARKET	574,464
TOTAL MARKET VALUE	1,285,261
SOH/AGL Deduction	0
ASSESSED VALUE	1,285,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,285,261
TOTAL JUST VALUE	1,285,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,317,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110668	H/AC	4,000	05/02/2011
20012667	XFOB	1,000	12/17/2001
20012463	OTHER	1,000	11/12/2001
20012408	XFOB	8,000	11/01/2001
20011612	XFOB	5,000	07/17/2001
20011429	NEW CONSTR	10,500	06/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1036	5/18/2023	SW	Q	I	05	1,950,000
GRANTOR: ABBSS TERR INC						
GRANTEE: MIDWAY ASOCIATES						
2470/1392	6/11/2021	WD	Q	I	05	1,100,000
GRANTOR: STEP BY STEP FERNANDI						
GRANTEE: ABBSS TERR INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 CAN=[YR=2001] N8 W52 S8 E52 $ W88 S50 E19
BAS=[YR=2002] E10 CAN=[YR=2001] S7 E18 N7 W18 $ E9 N9 W19
S9 $ N9 E19 S9 E62 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
1	0400	CONC CURB	0	0	0	0	358.00	LF	15.00	15.00	100	2001	2001	3	85	4,565	
2	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3	85	43	
3	0810	CONCRETE A	0	0	47	5	235.00	SF	6.50	6.50	100	2001	2001	3	80	1,222	
4	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2001	2001	3	80	83	
5	0423	CL FNC 5'	0	0	0	0	193.00	LF	6.85	6.85	100	2001	2001	3	55	727	
6	0446	BOX FNC 6'	0	0	0	0	386.00	LF	20.00	20.00	100	2001	2001	3	20	1,544	
7	0462	ST/AL FNC	0	0	198	5	990.00	SF	10.00	10.00	100	2001	2001	3	29	2,871	
8	0966	FIRE SPRNK	0	0	0	0	5,000.00	SF	3.00	3.00	100	2001	2001	3	80	12,000	
9	0978	SECURTY LT	0	0	0	0	3.00	UT	225.00	225.00	100	2001	2001	3	55	371	
10	0803	ASPHALT C	0	0	0	0	12,585.00	SF	2.00	2.00	100	2001	2001	3	50	12,585	

TOTAL OB/XF 36,011

LAND DESCRIPTION

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	001920	C	PROF DAYCARE	0	0006	C-2	0.00	0.00	47,872.00	SF		1.00	1.00	1.00	12.00	12.00	574,464							

REVIEW DATE 06/15/2021 BY KK Total Acres: 0.00 Total Land Value: 574,464 Market: 0 Agricultural: 0 Common: 574,464 PRINTED 08/06/2024 BY SYS

S-3 OF LOTS 6,7,8,9 & PARCEL
3-18 OF SEC 29-3N-28
IN OR 2642/1036 AS PARCEL 1

MIDWAY ASSOCIATES/
9018 LAKES BLVD
WEST PALM BEACH, FL 33412

2024

00-00-30-036A-0006-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1920	PROF DAYCARE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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BASE TAXABLE VALUE	1,285,261
TOTAL JUST VALUE	1,285,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,317,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011401	NEW CONSTR	23,000	06/19/2001
20011297	NEW CONSTR	362,057	06/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2642/1036	5/18/2023	SW	Q	I	05	1,950,000
GRANTOR: ABBSS TERR INC						
GRANTEE: MIDWAY ASOCIATES						
2470/1392	6/11/2021	WD	Q	I	05	1,100,000
GRANTOR: STEP BY STEP FERNANDI						
GRANTEE: ABBSS TERR INC						

BLD DATE	06/15/2021	KK	LGL DATE	
XF DATE	06/15/2021	KK	LAND DATE	06/15/2021 KK
INC DATE			AG DATE	

BUILDING NOTES

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
11	0423	CL FNC 5'	0	0	0	0	232.00	LF	6.85	6.85	100	2001	2001	3	55	874	
12	0425	CL FNC 8'	0	0	0	0	40.00	LF	10.65	10.65	100	2001	2001	3	55	234	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 1,108

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 06/15/2021 BY KK Total Acres: 0.00 Total Land Value: 574,464 Market: 0 Agricultural: 0 Common: 574,464 PRINTED 08/06/2024 BY SYS