

LOTS 1,2 & 1/4 INT IN TRACT B
IN OR 2561/679
(EX PT IN OR 2561/675)

CJ BASS PLUMBING INC
924 T J COURSON RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-037M-0001-0000



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	01 MINIMUM 50
Interior Wall	05 DRYWALL 50
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	20 100
Frame	05 STEEL 100
Story Height	20 100
RMS	10 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	04 Quality Level 04
DOR CODE	2500 REPAIR SERVICE

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	840	100	840	57,965
AOF	1,503	100	1,503	103,717
BAS	2,857	100	2,857	197,152
CAN	225	30	68	4,693
STR	80	10	8	552
UST	56	40	22	1,518
UUS	2,368	50	1,184	81,703
TOTALS	7,929		6,482	447,300

EXTRA FEATURES	
L N	OB/XF CODE

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	0812	CONCRETE C	0	0	0	0		15,633.00	SF 4.00	100	1996	1996	3	72	45,023	
2	0940	SHEDS/PORT	0	0	16	4		64.00	SF 30.00	100	1996	1996	3	20	384	
3	6002	EL ROLL DR	0	0	0	0		9.00	UT 900.00	100	1996	1996	3	20	1,620	
4	4950	BOLLARD	0	0	0	0		16.00	UT 100.00	100	1996	1996	3	100	1,600	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	002500	C	SRVC SHOPS	0	0000

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY				PAGE 1 of 1		8											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
2501	04	6,482	101.8631	87.35	566,203	1996	2000	0	0	0	21.00	79.00	VALUATION BY					STANDARD											
1 SERV SHOP - 0% - 2023												Tax Group: 8						Tax Dist:					447,300						
Heated Area: 5200												BUILDING MARKET VALUE												48,627					
HX Base Yr												TOTAL MARKET OB/XF VALUE												288,914					
												TOTAL LAND VALUE - MARKET												784,841					
												TOTAL MARKET VALUE												0					
												SOH/AGL Deduction												784,841					
												ASSESSED VALUE												0					
												TOTAL EXEMPTION VALUE												784,841					
												BASE TAXABLE VALUE												784,841					
												TOTAL JUST VALUE												0					
												NCON VALUE												0					
												INCOME VALUE												804,300					
												PREVIOUS YEAR MKT VALUE																	

4

14

1996

32

54

66

27

5

7

5

12

16

11

15

34

10

5

45

1996

BAS
1996

AOF
1996

AOF
1997

CAN
1996

4

39

12

11

38

50

50

4

2020

1996

UUS
1996

BLD DATE	05/31/2022	KK	LGL DATE	05/31/2022	1996
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924 T J COURSON RD, FERNANDINA BEACH	BLD DATE	05/31/2022	KK	LGL DATE		05/31/2022	KK
	XF DATE	05/31/2022	KK	LAND DATE			
	INC DATE			AG DATE			

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TOTAL OB/XF											48,627		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
06	CI	0.00	0.00	41,273.50	SF		1.00	1.00	1.00	7.00	7.00	2	