

LOTS 11 12 13 14 50 51 52 &
N1/2 OF LOTS 15 & 49
IN OR 2003/513

FIVE POINTS VILLAGE LLC
1666 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-0380-0013-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	01 MINIMUM 60
Interior Wall	05 DRYWALL 40
Interior Floo	03 CONC FINSH 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	9 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 1600 COMMUNITY SHOPPING

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,400	100	6,400	249,761
BAS	2,624	100	2,624	102,402
CAN	640	30	192	7,493
CAN	410	30	123	4,800
PTO	512	5	26	1,015
PTO	246	5	12	468

TOTALS 10,832 9,377 365,939

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	20	20			400.00 SF 6.50	6.50	100	2004	2004	3	84	2,184
2	0803	ASPHALT C	0	0	0	0			1,828.00 SF 2.00	2.00	100	1974	1974	3	50	1,828
3	0803	ASPHALT C	0	0	0	0			9,309.00 SF 2.00	2.00	100	1993	1993	3	50	9,309
4	0810	CONCRETE A	0	0	15	7			105.00 SF 6.50	6.50	100	1993	1993	3	66	450
5	0443	STK FNC 6'	0	0	0	0			96.00 LF 10.00	10.00	100	1993	1993	3	20	192
6	0802	ASPHALT B	0	0	0	0			552.00 SF 2.40	2.40	100	1993	1993	3	50	662
7	0810	CONCRETE A	0	0	0	0			309.00 SF 6.50	6.50	100	2004	2004	3	84	1,687
8	6001	ROLLUP DR	0	0	0	0			1.00 UT 400.00	400.00	100	1974	1974	3	20	80
9	0971	ST LGHT OV	0	0	0	0			2.00 UT 1,555.00	1,555.00	100	2005	2005	3	66	2,053
10	0810	CONCRETE A	0	0	69	5			345.00 SF 6.50	6.50	100	2006	2006	3	87	1,951

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001610	C	SH CTR NHD	0	0004	CG	125.00	172.00	31,618.00	SF		1.00	1.00	1.00	12.50	12.50	395,225							

REVIEW DATE 07/12/2024 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	9,377	71.8542	76.52	717,528	1974	1974	0	0	0 49.00	51.00
1 NBHD SHOP - 0% - 0 Heated Area: 9024 HX Base Yr											

2246 SR 200, FERNANDINA BEACH

TOTAL OB/XF											
BLD DATE	02/21/2018	KK	LGL DATE	02/21/2018	KK	LAND DATE	02/21/2018	KK	AG DATE		
XF DATE	02/21/2018	KK	LAND DATE	02/21/2018	KK	AG DATE					
INC DATE											

TOTAL OB/XF 20,396

TOTAL OB/XF												
BLD DATE	02/21/2018	KK	LGL DATE	02/21/2018	KK	LAND DATE	02/21/2018	KK	AG DATE			
XF DATE	02/21/2018	KK	LAND DATE	02/21/2018	KK	AG DATE						
INC DATE												

Total Acres: 0.00 Total Land Value: 395,225 Market: 0 Agricultural: 0 Common: 395,225

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		365,939
TOTAL MARKET OB/XF VALUE		29,952
TOTAL LAND VALUE - MARKET		395,225
TOTAL MARKET VALUE		791,116
SOH/AGL Deduction		151,828
ASSESSED VALUE		639,288
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		639,288
TOTAL JUST VALUE		791,116
NCON VALUE		0
INCOME VALUE		524,831
PREVIOUS YEAR MKT VALUE		810,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00739	REMODEL	1,500	01/01/1994
0562	REMODEL	1,500	10/01/1993
0534	REMODEL	800	09/01/1993
0099	H/AC	12,000	06/01/1993
00153	REMODEL	32,000	05/18/1993
B8773	REMODEL	32,000	03/16/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2003/0513	9/03/2015	QC U	I	11	
GRANTOR: MILLER LASSERRE PARTN					
GRANTEE: FIVE POINTS VILLAGE					
0915/1829	1/19/2000	WD U	I	07	
GRANTOR: MILLER DAVID & CURTIS					
GRANTEE: MILLER LASSERRE PAR					

BUILDING NOTES

BUILDING DIMENSIONS											
BAS=[YR=1993] W17 BAS=[YR=2004] N32 CAN=[YR=2004] N5											
PTO=[YR=2004] N3 W82 S3 E82\$ W82 S5 E82\$ W82 S32 E82\$ W111											
S50 CAN=[YR=1993] S5 PTO=[YR=1993] S4 E128 N4 W128\$ E128 N5											
W128\$ E128 N50\$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W17 BAS=[YR=2004] N32 CAN=[YR=2004] N5											
PTO=[YR=2004] N3 W82 S3 E82\$ W82 S5 E82\$ W82 S32 E82\$ W111											
S50 CAN=[YR=1993] S5 PTO=[YR=1993] S4 E128 N4 W128\$ E128 N5											
W128\$ E128 N50\$.											

PRINTED 08/06/2024 BY SYS

FIVE POINTS VILLAGE LLC
1666 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-30-0380-0013-0000

[illegible]