

E 1/2 OF LOT 93
IN OR 2535/1877
EX R/W OR 119/230 & 93-1

D PARKER LLC/
2619 MIDWAY RD
FERNANDINA BEACH, FL 32035

2024

00-00-30-044B-0093-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 90
Interior Wall	04 PLYWOOD 10
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	3 100
Frame	05 STEEL 100
Story Height	12 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	4800 WAREHOUSE-STORAGE

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	312	185	577	11,102
AOF	280	185	518	9,967
BAS	2,988	100	2,988	57,489
CAN	150	30	45	866
UST	48	50	24	462

TOTALS	3,778	4,152	79,884
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EXTRA FEATURES	
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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		3,936.00	SF 4.00	4.00	100	1989	1989	3	57	8,974
2	0810	CONCRETE A	0	0	0	0		252.00	SF 6.50	6.50	100	1989	1989	3	57	934
3	0402	CONC BUMPE	0	0	0	0		3.00	UT 25.00	25.00	100	1993	1993	3	74	56
4	0424	CL FNC 6'	0	0	0	0		810.00	LF 20.00	20.00	100	2000	2000	3	52	8,424
5	0443	STK FNC 6'	0	0	0	0		131.00	LF 5.00	5.00	100	1989	1989	3	20	131
6	6001	ROLLUP DR	0	0	0	0		5.00	UT 400.00	400.00	100	1989	1989	3	20	400
7	0978	SECURTY LT	0	0	0	0		1.00	UT 450.00	450.00	100	1989	1989	3	27	122
8	0351	CARPORT MT	0	0	22	8		176.00	SF 7.20	7.20	100	2011	2011	3	50	634
9	0351	CARPORT MT	0	0	18	16		288.00	SF 10.00	10.00	100	2014	2014	3	65	1,872
10	7100	SPRAY BTH	0	0	0	0		1.00	UT 21,875.00	21,875.00	100	1995	1995	3	20	4,375

LAND DESCRIPTION	
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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	0004	CG	163.00	415.00	67,463.00	SF		1.00	1.00	0.75	12.50	9.38	632,466							

MARKET ADJUSTMENTS												HEATED AREA: 3580				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
4807	06	4,152	84.1152	38.48	159,769	1989	1994	0	0	0	50.00	50.00							
1 PREFAB MTL - 0% - 2023																			

2619 MIDWAY RD, FERNANDINA BEACH

BLD DATE	06/30/2021	KK	LGL DATE	
XF DATE	06/30/2021	KK	LAND DATE	06/30/2021
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		79,884	
TOTAL LAND VALUE - MARKET		55,922	
TOTAL MARKET VALUE		632,466	
SOH/AGL Deduction		768,272	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		768,272	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		768,272	
NCON VALUE		30,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		742,457	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007415	SHED	73,917	05/12/2022
22004208	ROOF	12,000	03/17/2022
B2005716	MECH OTHER	1,800	07/01/2020
E1904684	E002	1,500	05/07/2019
M1904685	REMODEL	1,500	05/07/2019
B1904655	REMODEL	1,500	05/06/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2535/1877	2/02/2022	WD	Q	I	01	920,000	
GRANTOR: O'CONNER JAMES PRATT							
GRANTEE: D PARKER LLC							
1488/1661	3/29/2007	PR	U	I	01	100	
GRANTOR: O'CONNER JAMES MITCHE							
GRANTEE: O'CONNER JAMES PRAT							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W84 AOF=[YR=1993] W26 CAN=[YR=1993] W5 S30 E5 N3 AOF=[YR=2019] E20 N14 W20 S14\$ N27\$ S12 E26 N12\$ S12 W26 S18 E110 N2 UST=[YR=1995] E4 N12 W4 S12\$ N28\$.	

**D PARKER LLC/
2619 MIDWAY RD
FERNANDINA BEACH, FL 32035**

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