

**M P S PROPERTIES LLC/
P O BOX 2259
MOULTRIE, GA 31776-2259**

00-00-30-0460-000A-0010

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur1024CORG METAL 100 STEEL FRME 100

RooF Cover12MODULAR MT 100

Interior Wall01MINIMUM 100

Interior Floo03CONC FINSH 100

Ceiling02F.NOT SUS 100

Air Condition01NONE 100

Heating Type01NONE 100

Plumbing Frame050 100 STEEL 100

Story Height12100

RMS Stories Class Units Occupancy1.0001.100.1000 100 NONE 100

Quality03Quality Level 03

DOR CODE1700OFFICE BUILDINGS

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3016.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS4,0001004,00060,568

TOTALS4,0004,00060,568

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTION

USE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTDPNORM% COND

4803064,00064.896029.69118,760200020000002029.0051.00

5 STOR WAREH - 0% - 0Heated Area: 4000HX Base Yr

BAS2000

BLD DATE03/25/2019KKKF DATE03/25/2019KKKGL DATE03/25/2019KK

5174 FIRST COAST HWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE312,378

TOTAL MARKET OB/XF VALUE34,214

TOTAL LAND VALUE - MARKET236,000

TOTAL MARKET VALUE582,592

SOH/AGL Deduction11,859

ASSESSED VALUE570,733

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE570,733

TOTAL JUST VALUE582,592

NCON VALUE0

INCOME VALUE806,646

PREVIOUS YEAR MKT VALUE592,980

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNCDSALE PRICE

1367/008711/14/2005WDQI1,500,000

GRANTOR: SPICER WILLIAM T & SU

GRANTEE:M P S PROPERTIES LL

0830/13404/22/1998WDQV100,000

GRANTOR: PANEPINTO NORMA

GRANTEE:SPICER WILLIAM T &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W50 S80 E50 N80 \$.

REVIEW DATE03/25/2019BYKKTotal Acres: 0.00Total Land Value: 236,000Market: 0Agricultural: 0Common: 236,000PRINTED 08/06/2024 BY SYS