LOT 5
IN OR 1990/350
PINE MEADOW SUB PB 3/58

COOL MASTERS OF FLORIDA INC
2804 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0520-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

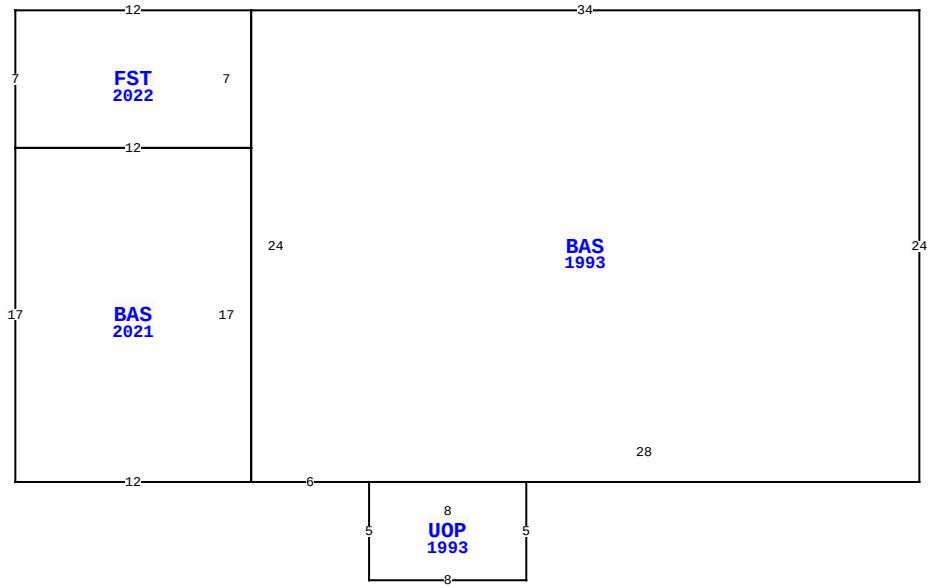
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	85,863
BAS	204	100	204	21,465
FST	84	55	46	4,840
UOP	40	20	8	842
TOTALS	1,144		1,074	113,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,074	125.0800	118.83	127,623	1962	2000	0	0	0	11.45	88.55

1 SINGLE FAM – 0% - 2024 Heated Area: 1020 HX Base Yr



535 PINE RD, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,499
TOTAL MARKET OB/XF VALUE	11,709
TOTAL LAND VALUE - MARKET	129,600
TOTAL MARKET VALUE	265,808
SOH/AGL Deduction	0
ASSESSED VALUE	265,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,808
TOTAL JUST VALUE	265,808
NCON VALUE	9,316
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24288	ADDITION	475	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1275	7/24/2023	TD	Q	I	01	346,200
GRANTOR: BRIGHT FAMILY LAND TR						
GRANTEE: COOL MASTERS OF FLO						
1990/0350	7/09/2015	WD	U	I	11	100
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FST=[YR=2022] W12 S7 BAS=[YR=2021] S17 E12 N17W12$ E12N7$ S24 E6 UOP=[YR=1993] S5 E8 N5W8$ E28 N24$.

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	0810	CONCRETE A	0	0	0	0	198.00	SF	6.50	6.50	100	1980	1980	3	32.5	418	
2	0810	CONCRETE A	0	0	20	6	120.00	SF	6.50	6.50	100	2017	2017	3	97	757	
3	0855	CONC PAVER	0	0	0	0	546.00	SF	10.00	10.00	100	2017	2017	3	97	5,296	
4	0855	CONC PAVER	0	0	10	30	300.00	SF	10.00	10.00	100	2017	2017	3	97	2,910	
5	0855	CONC PAVER	0	0	12	20	240.00	SF	10.00	10.00	100	2017	2017	3	97	2,328	

LAND DESCRIPTION

TOTAL OB/XF 11,709

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	000100	C	SFR	0		RSF-	2108.00	135.00	108.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	129,600							

REVIEW DATE 09/20/2022 BY TWX Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

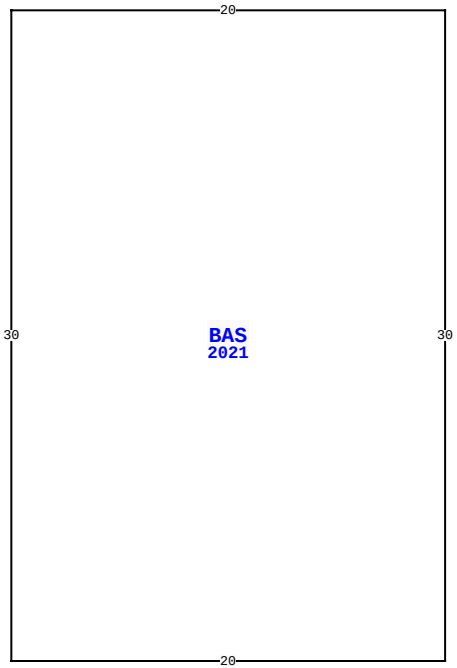
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	11,489
TOTALS	600		600	11,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	20.37	12,222	2017	2017	0	0	0	6.00	94.00

2 GARAGE RES – 0% - 2024 Heated Area: 600 HX Base Yr



535 PINE RD, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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ASSESSED VALUE	265,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,808
TOTAL JUST VALUE	265,808
NCON VALUE	9,316
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,654

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GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W20 S30 E20 N30 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 09/20/2022 BY TWX Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/06/2024 BY SYS