

PT OF LOT 15 (S-7)
PT OF ABND ALLEY
IN OR 2493/1117

SLA REAL ESTATE HOLDINGS LLC/
833 T J COURSON RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0015-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	05 ASPH TILE 70
Interior Floor	14 CARPET 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	05 STEEL 100
Story Height	14 100
RMS	8 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	1100 STORES, 1 STORY

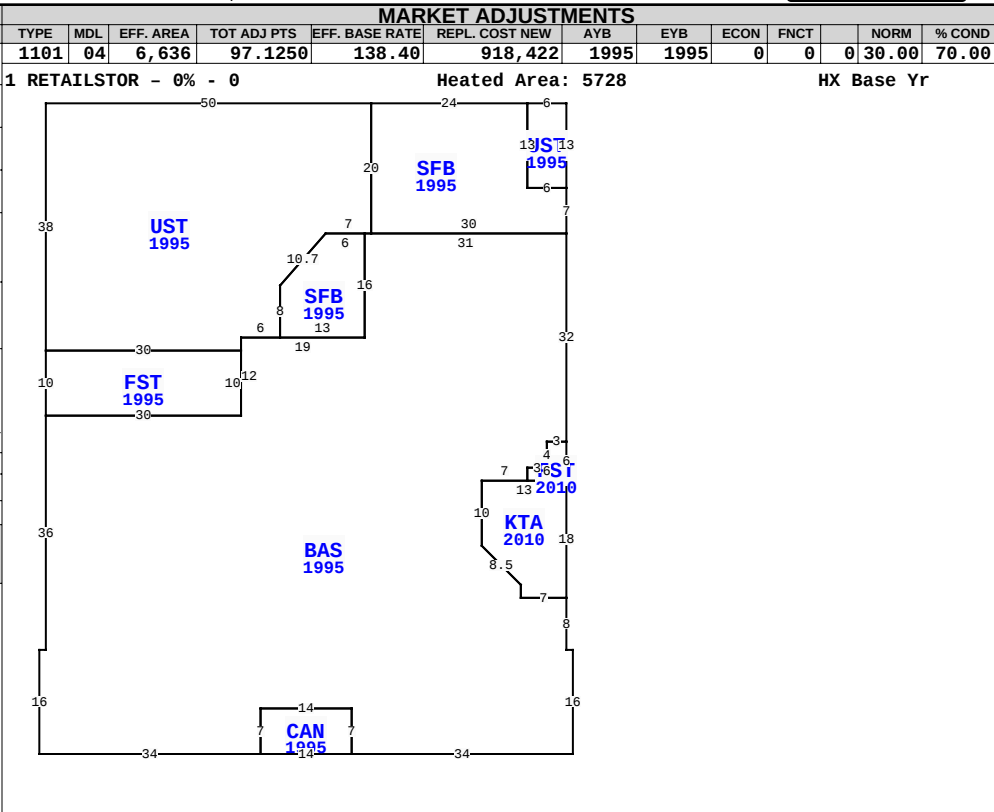
MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,962	100	4,962	480,719
CAN	98	30	29	2,810
FST	300	50	150	14,532
FST	24	50	12	1,163
KTA	204	110	224	21,701
SFB	180	80	144	13,951
SFB	522	80	418	40,496
UST	78	40	31	3,003
UST	1,664	40	666	64,522

TOTALS	8,032	6,636	642,895
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EXTRA FEATURES	
L N	OB/XF CODE
1	0812
2	0400
3	0402
4	0422
5	0978
6	0646
7	0978
8	0097
9	6001
10	0964



BLD DATE	02/28/2020	KKA	LGL DATE	
XF DATE	02/28/2020	KKA	LAND DATE	02/28/2020
INC DATE			AG DATE	

833 T J COURSON RD, FERNANDINA BEACH

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	DESCRIPTION
1	001100	C	STORE 1FLR

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			642,895
TOTAL MARKET OB/XF VALUE			43,611
TOTAL LAND VALUE - MARKET			455,625
TOTAL MARKET VALUE			1,142,131
SOH/AGL Deduction			0
ASSESSED VALUE			1,142,131
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,142,131
TOTAL JUST VALUE			1,142,131
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,180,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013718	DECK	24,659	09/09/2022
22011501	REMODEL	40,000	07/27/2022
M1419354	H/AC	0	03/01/2014
C23419	CO ISSUED	0	06/08/2010
B23419	REMODEL	20,000	03/01/2010
E963103	NEW CONSTR	0	10/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD
2493/1117	8/30/2021	SW	U	I	35
GRANTOR: NASSAU HEALTH FOODS I					
GRANTEE: SLA REAL ESTATE HOL					
1358/0914	10/13/2005	WD	Q	I	
GRANTOR: HAMILTON JOHN C & SHE					
GRANTEE: NASSAU HEALTH FOODS					

BUILDING NOTES	
BUILDING DIMENSIONS	
UST=[YR=1995] W6 SFB=[YR=1995] W24 UST=[YR=1995] W50 S38	
FST=[YR=1995] S10 BAS=[YR=1995] S36 W1 S16 E34	
CAN=[YR=1995] E14 N7 W14 S7 \$ N7 E14 S7 E34 N16 W1 N8	
KTA=[YR=2010] N18 FST2010 = N6 W3 S4 W3 S2 E6 \$ W13 S10 D6	
R6 S2 E7 \$ W7 N2 L6 U6 N10 E7 N2 E3 N4 E3 N32 W31 S16 W19	
S12 W30 \$ E30 N10 W30 \$ E30 N2 E6 SFB=[YR=1995] E13 N16 W6	
L7 D8 S8 \$ N8 U8 R7 E7 N20 \$ S20 E30 N7 W6 N13 \$ S13 E6	
N13 \$.	

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REVIEW DATE 02/28/2020 BY KKA Total Acres: 0.00 Total Land Value: 455,625 Market: 0 Agricultural: 0 Common: 455,625 PRINTED 08/06/2024 BY SYS