

ISLAND JASZ HOLDING LLC
6767 PHILLIPS INDUSTRIAL BLVD
JACKSONVILLE, FL 32256

00-00-30-0800-0028-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																	
Exterior Wall	16	WD FR STUC 80								2201	04	3,100	130.2662	269.65	835,915	2000	2000	0	0	10	21.00	69.00	VALUATION BY																
Exterior Wall	21	STONE 20								1 FAST FOOD - 0% - 0														STANDARD															
Roof Structure	04	WOOD TRUSS 100								Heated Area: 3032														HX Base Yr															
Roof Cover	12	MODULAR MT 100																						Tax Group: 2															
Interior Wall	05	DRYWALL 50																						Tax Dist:															
Interior Wall	06	CUST PANEL 50																						BUILDING MARKET VALUE															
Interior Floor	11	CLAY TILE 50																						TOTAL MARKET OB/XF VALUE															
Interior Floor	15	HARDTILE 50																						TOTAL LAND VALUE - MARKET															
Ceiling	01	FIN.SUSPD 100																						TOTAL MARKET VALUE															
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction															
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE															
Fixtures		18 100																						TOTAL EXEMPTION VALUE															
Frame		STEEL 100																						BASE TAXABLE VALUE															
Story Height		13 100																						TOTAL JUST VALUE															
RMS		9 100																						NCON VALUE															
Stories		1. 100																						INCOME VALUE															
Units		0 100																						PREVIOUS YEAR MKT VALUE															
Occupancy		00 NONE 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		2200 DRIVE-IN REST.																																					
MAP NUM		MKT AREA																						01															
NEIGHBORHOOD/LOC		2004.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,500	100	1,500	279,088																																			
BAS	42	100	42	7,814																																			
BAS	156	100	156	29,025																																			
BAS	1,334	100	1,334	248,202																																			
CAN	35	30	10	1,861																																			
CAN	48	30	14	2,605																																			
PTO	280	5	14	2,605																																			
PTO	280	5	14	2,605																																			
PTO	328	5	16	2,977																																			
TOTALS	4,003		3,100	576,781																																			
EXTRA FEATURES					1905 S 14TH ST, FERNANDINA BEACH										BLD DATE 11/02/2018					KK					LGL DATE					11/02/2018					KK				
															XF DATE 11/02/2018					KK					LAND DATE														
															INC DATE										AG DATE														
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	0097	AWNING CN	0	0	0	36.00	SF	65.00	65.00	100	2000	2000	3	40	936																								
2	0400	CONC CURB	0	0	0	206.00	LF	15.00	15.00	100	2000	2000	3	84	2,596																								
3	0418	EXHST FAN	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160																								
4	0646	LWN SPRK H	0	0	0	100.00	UT	2.00	2.00	100	2000	2000	3	25	50																								
5	0810	CONCRETE A	0	0	25	15	375.00	SF	6.50	100	2000	2000	3	79	1,926																								
6	0812	CONCRETE C	0	0	0	0	1,415.00	SF	4.00	100	2000	2000	3	79	4,471																								
7	0803	ASPHALT C	0	0	0	0	32,355.00	SF	2.00	100	2000	2000	3	50	32,355																								
8	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	100	2000	2000	3	52	7,894																								
9	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	100	2000	2000	3	52	1,560																								
10	0978	SECURITY LT	0	0	0	0	11.00	UT	450.00	100	2000	2000	3	52	2,574																								
LAND DESCRIPTION					TOTAL OB/XF										54,522																								
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	002200	C	DRIVE-IN	0	0003	C-2	0.00	0.00	68,400.00	SF		1.00	1.00	1.00	12.50	12.50	855,000																						
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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

MARKET ADJUSTMENTS

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

NASSAU COUNTY PROPERTY

PAGE 2 of 22

VALUATION SUMMARY

STANDARD
Tax Group: 2Tax Dist:
BUILDING MARKET VALUE576,781
TOTAL MARKET OB/XF VALUE64,914
TOTAL LAND VALUE - MARKET855,000
TOTAL MARKET VALUE1,496,695
SOH/AGL Deduction380,810
ASSESSED VALUE1,115,885
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE1,115,885
TOTAL JUST VALUE1,496,695
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE1,522,954

DOR CODE2200DRIVE-IN REST.
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC2004.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

TOTALS

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

111126CB/STC 8"00841328.00SF8.008.00100200020003792,073

121127BRICK 8"00757399.00SF11.0011.00100200020003944,126

130810CONCRETE A002215330.00SF6.506.50100200520053861,845

140402CONC BUMPE000014.00UT25.0025.0010020052005389312

150097AWNING CN000036.00SF65.0065.00100201820183872,036

LAND DESCRIPTIONTOTAL OB/XF10,392

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

REVIEW DATE07/12/2024BYKBA

Total Acres: 0.00Total Land Value: 855,000Market: 0Agricultural: 0Common: 855,000PRINTED 08/06/2024 BY SYS