



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 8 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 10,762 TOTAL LAND VALUE - MARKET 176,296 TOTAL MARKET VALUE 187,058 SOH/AGL Deduction 0 ASSESSED VALUE 187,058 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 187,058 TOTAL JUST VALUE 187,058 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 187,596											
DOR CODE		1001V C W/XFOB																		PERMIT NUM DESCRIPTION AMT ISSUED 2672/1799 10/10/2023 WD Q I 01 325,000 GRANTOR: POWER HOUSE MARINA IN GRANTEE: 3GO LLC 2608/1675 12/14/2022 WD Q I 05 2,476,400 GRANTOR: SOUTH COAST ENTERPRIS GRANTEE: POWER HOUSE MARINA											
MAP NUM		MKT AREA 02																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2672/1799 10/10/2023 WD Q I 01 325,000 GRANTOR: POWER HOUSE MARINA IN GRANTEE: 3GO LLC 2608/1675 12/14/2022 WD Q I 05 2,476,400 GRANTOR: SOUTH COAST ENTERPRIS GRANTEE: POWER HOUSE MARINA											
NEIGHBORHOOD/LOC		2004.00																		BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS					ISLAND WALK WAY, FERNANDINA BEACH																										
EXTRA FEATURES					BLD DATE 02/28/2018 KK LGL DATE 06/01/2023 DC XF DATE INC 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	0400	CONC CURB	0 0	0 0	163.00	LF	15.00	15.00	100	2010	2010	3	94	2,298																	
2	0510	GARAGE WD-	0 0	32 12	384.00	SF	35.00	35.00	100	2010	2010	3	60	8,064																	
3	4950	BOLLARD	0 0	0 0	4.00	UT	100.00	100.00	100	2010	2010	3	100	400																	
LAND DESCRIPTION					TOTAL OB/XF 10,762																										
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	001001	C	V CM/XFOBT	0	0006	CI	158.00	139.00	22,037.00	SF		1.00	1.00	1.00	8.00	8.00	176,296														
REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 176,296 Market: 0 Agricultural: 0 Common: 176,296 PRINTED 08/06/2024 BY SYS																															