



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2,240	69,667
DCK	176	10	18	560

TOTALS	2,416		2,258	70,227
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0803	ASPHALT C	0	0	0	10,054.00	SF	2.00	2.00	100	
2	0810	CONCRETE A	0	0	0	290.00	SF	6.50	6.50	100	
3	1242	WD DECK A	0	0	8	48.00	SF	10.00	10.00	100	
4	0400	CONC CURB	0	0	0	60.00	LF	15.00	15.00	100	
5	1242	WD DECK A	0	0	48	192.00	SF	10.00	10.00	100	
6	1242	WD DECK A	0	0	0	134.00	SF	10.00	10.00	100	
7	1242	WD DECK A	0	0	33	198.00	SF	10.00	10.00	100	
8	1242	WD DECK A	0	0	16	80.00	SF	10.00	10.00	100	
9	0097	AWNING CN	0	0	0	6.00	SF	65.00	65.00	100	
10	0446	BOX FNC 6'	0	0	0	44.00	LF	20.00	20.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001700	C	1STORY OFF	0	0006	PUD	0.00	0.00	27,007.20	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
1701	04	2,258	84.3885	119.62	270,102	1993	1993	0	0	40	26.00
1 OFFICE 1&2 - 0% - 2023											
Heated Area: 2240 HX Base Yr											
BAS 1993 DCK 1994											
BLD DATE 04/08/2022 KK LGL DATE 04/08/2022 KK											
XF DATE 04/08/2022 KK LAND DATE 04/08/2022 KK											
INC DATE AG DATE											

5456 FIRST COAST HWY, FERNANDINA BEACH											
TOTAL OB/XF											
13,820											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001700	C	1STORY OFF	0	0006	PUD	0.00	0.00	27,007.20	SF	

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE 128,985											
TOTAL MARKET OB/XF VALUE 15,895											
TOTAL LAND VALUE - MARKET 175,547											
TOTAL MARKET VALUE 320,427											
SOH/AGL Deduction 0											
ASSESSED VALUE 320,427											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 320,427											
TOTAL JUST VALUE 320,427											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 330,203											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429365	REPAIR/RRF	3,475	09/01/2014
M1217687	H/AC	0	10/01/2012
B9401568	NEW CONSTR	55,080	01/01/1995
0291	NEW CONSTR	84,000	06/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2553/1079	4/07/2022	SW	Q	I	01	390,000	
GRANTOR: J H COBB PROPERTIES I							
GRANTEE: PEAS AND CARROTS PR							
1686/0369	6/30/2010	WD	Q	I		650,000	
GRANTOR: SYNOVUS BANK							
GRANTEE: J H COBB PROPERTIES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W64 S35 E33 DCK=[YR=1994] S6 D4 R4 S4 E8 N4 U4 R4 N6 W16\$ E31 N35\$.											



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		4 100		
Frame	02	WOOD FRAME 100		
Story Height		10 100		
RMS		8 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	1700	OFFICE BUILDINGS		
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC	2002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	58,273
DCK	124	10	12	486
TOTALS	1,564		1,452	58,758

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	1,452	95.1615	134.89	195,860	1995	1995	0	0	40	30.00	30.00
2 OFFICE 1&2 - 0% - 2023												
Heated Area: 1440												
HX Base Yr												
BAS 1995												
DCK 1996												