PT LOT 8 PAR 8-4
PT OR 2635/1690
A/K/A OFC CMPLX BLDG 2

GUDE PROPERTY GROUP LLC/
801 WEST 67TH TERRACE
KANSAS CITY, MO 64113

2024

00-00-30-0820-0008-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		9 100
RMS		29 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

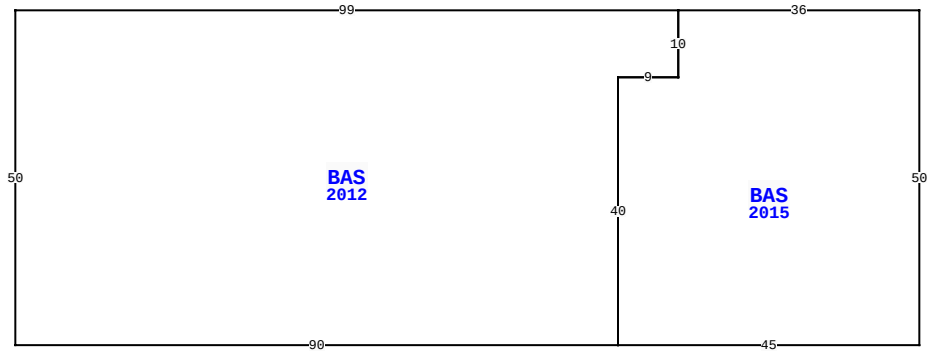
DOR CODE 1700 OFFICE BUILDINGS
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,590	100	4,590	491,683
BAS	2,160	100	2,160	231,380
TOTALS	6,750		6,750	723,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	6,750	111.1350	157.53	1,063,328	1974	1994	0	0	0	32.00	68.00

1 OFFICE 1&2 – 0% - 2024 Heated Area: 6750 HX Base Yr



5422 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	02/23/2021	KK	LGL DATE	02/23/2021	KK
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	723,063
TOTAL MARKET OB/XF VALUE	31,435
TOTAL LAND VALUE - MARKET	454,975
TOTAL MARKET VALUE	1,209,473
SOH/AGL Deduction	0
ASSESSED VALUE	1,209,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,209,473
TOTAL JUST VALUE	1,209,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429277	REMODEL	18,530	09/01/2014
E1428189	REMODEL	0	09/01/2014
M1420191	H/AC	0	09/01/2014
B25818	REPAIR/RRF	2,016	03/01/2012
B25499	REPAIR/RRF	1,759	01/01/2012
B25432	REMODEL	7,860	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2635/1690	4/24/2023	WD	U	I	40	900,000
GRANTOR: AMELIA REALTY INC						
GRANTEE: GUDE PROPERTY GROUP						
0980/1616	4/11/2001	WD	U	I	07	100
GRANTOR: PETROFERM INC						
GRANTEE: AMELIA REALTY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W36 BAS=[YR=2012] W99S50E90
N40E9N10$S10W9S40E45N50$.

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	0803	ASPHALT C	0	0	0	0	21,040.00	SF	2.00	2.00	100	1974	1974	3	50	21,040	
2	0850	PEBBLE WLK	0	0	0	0	3,578.00	SF	3.50	3.50	100	1974	1974	3	25	3,131	
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	1974	1974	3	20	3,036	
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1984	1984	3	20	600	
5	0811	CONCRETE B	0	0	0	0	531.00	SF	5.20	5.20	100	2012	2012	3	93	2,568	
6	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	1985	1985	3	47	367	
7	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00	2.00	100	2012	2012	3	68	10	
8	0097	AWNING CN	0	0	0	0	14.00	SF	65.00	65.00	100	2014	2014	3	75	683	

LAND DESCRIPTION

TOTAL OB/XF 31,435

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	001700	C	1STORY OFF	0	0004	CPO	0.00	0.00	151,658.28	SF		1.00	1.00	1.00	3.00	3.00	454,975							

REVIEW DATE 02/23/2021 BY TW Total Acres: 0.00 Total Land Value: 454,975 Market: 0 Agricultural: 0 Common: 454,975 PRINTED 08/06/2024 BY SYS