



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1070.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	684	185	1,265	28,520
BAS	4,916	100	4,916	110,831
BAS	3,690	100	3,690	83,191
BAS	1,040	100	1,040	23,447
CAN	420	30	126	2,841
FAT	720	20	144	3,247
PTO	90	5	4	90
UST	40	50	20	451

TOTALS	11,600		11,205	252,616
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	3,491.00	SF	4.00
2	0446	BOX FNC 6'	0	0	0	0	63.00	LF	20.00
3	0810	CONCRETE A	0	0	46	6	276.00	SF	6.50
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00
7	0803	ASPHALT C	0	0	0	0	3,491.00	SF	2.00
8	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00
9	0424	CL FNC 6'	0	0	0	0	24.00	LF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004800	C	WAREHOUSE	0	0006	I-1	0.00	0.00	19,165.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4803	06	11,205	98.5586	45.09	505,233	1989	1991	0	0	0	50.00	50.00
1 STOR WAREH - 0% - 0												
Heated Area: 10474												
HX Base Yr												
2380 JAMESTOWN RD, FERNANDINA BEACH												
BLD DATE	01/24/2018					KK	LGL DATE					
XF DATE	01/24/2018					KK	LAND DATE					
INC DATE							AG DATE					

TOTAL OB/XF												
17,019												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		252,616	
TOTAL MARKET OB/XF VALUE		17,019	
TOTAL LAND VALUE - MARKET		191,650	
TOTAL MARKET VALUE		461,285	
SOH/AGL Deduction		1,665	
ASSESSED VALUE		459,620	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		459,620	
TOTAL JUST VALUE		461,285	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		484,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072169	ADDITION	49,802	12/05/2007
5503	NEW CONSTR	106,400	07/28/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0561	4/22/2019	WD U	I	I	11	100
GRANTOR: WILLIAM G RIDDELL JR						
GRANTEE: 2380 JAMESTOWN ROAD						
1786/0590	3/28/2012	WD U	I	I	30	387,800
GRANTOR: RIDDELL & ASSOCIATES						
GRANTEE: RIDDELL WILLIAM G J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W30 PTO=[YR=2003] N3 W30 S3 E30\$ W30 N3 W30 S35 UST=[YR=2003] W5 S8 E5 N8\$ S8 BAS=[YR=1993] S62 AOF=[YR=1993] S18 CAN=[YR=1993] S6 E70 N6 W70\$ E30 N24 W24 S6 W6\$ E6 N6 E24 S24 E40 N28 BAS=[YR=2011] E20 N52 W20 S52\$ N52 W70\$ E90 N40\$ PTR=N20 FAT=[YR=1993] N24 E30 S24 W30\$ S20\$.									