PT OF LOT 3
IN OR 2482/471
AMELIA ISLAND INDUSTRIAL PARK

FAIRFIELD SOUTHPOINTE L.P.
103 PROGRESS LN
CANONSBURG, PA 15317

2024

00-00-31-1015-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		26 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

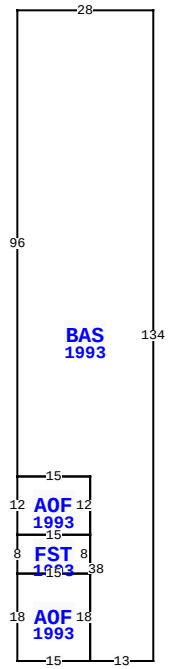
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1070.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	180	185	333	2,558
AOF	270	185	500	3,841
BAS	3,182	100	3,182	24,443
FST	120	70	84	645
TOTALS	3,752		4,099	31,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4804	06	4,099	72.0138	28.45	116,617	1980	1980	0	0	30	43.00	27.00

1 MINI WAREH – 0% - 0 Heated Area: 3632 HX Base Yr



2382 JAMESTOWN RD, FERNANDINA BEACH

BLD DATE	11/16/2021	KK	LGL DATE	
XF DATE	11/16/2021	KK	LAND DATE	11/16/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	31,849
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	231,000
TOTAL MARKET VALUE	262,849
SOH/AGL Deduction	0
ASSESSED VALUE	262,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,849
TOTAL JUST VALUE	262,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210074	ROOF	15,349	09/13/2021
B020322	REPAIR/RRF	6,000	02/25/2002
0145	REPAIR/RRF	3,485	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0471	7/22/2021	WD	Q	I	01	275,000
GRANTOR: O'CONNER BARBARA L						
GRANTEE: FAIRFIELD SOUTHPOIN						
0696/1640	1/24/1994	WD	U	I	01	100
GRANTOR: O'CONNER JAMES P						
GRANTEE: O'CONNER BARBARA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S96 AOF=[YR=1993] S12 FST=[YR=1993] S8 AOF=[YR=1993] S18 E15 N18 W15 $ E15 N8 W15 $ E15 N12 W15 $ E15 S38 E13 N134 $.

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	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,075	
2	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1986	1986	3	24	1,214	
3	0810	CONCRETE A	0	0	28	17	476.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,532	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	28	126	
5	0443	STK FNC 6'	0	0	0	0	76.00	LF	10.00	10.00	100	2008	2008	3	35	266	
6	6001	ROLLUP DR	0	0	7	3	7.00	UT	400.00	400.00	100	2005	2005	3	24	672	
7	6001	ROLLUP DR	0	0	9	7	18.00	UT	400.00	400.00	100	2005	2005	3	24	1,728	
8	6001	ROLLUP DR	0	0	6	7	1.00	UT	400.00	400.00	100	2005	2005	3	24	96	
9	6001	ROLLUP DR	0	0	9	7	7.00	UT	400.00	400.00	100	2005	2005	3	24	672	
10	6001	ROLLUP DR	0	0	3	7	6.00	UT	400.00	400.00	100	2005	2005	3	24	576	

TOTAL OB/XF 7,957

LAND DESCRIPTION

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	004800	C	WAREHOUSE	0	0006	I-1	0.00	0.00	15,400.00	SF		1.00	1.00	1.00	15.00	15.00	231,000							

REVIEW DATE 11/16/2021 BY KK Total Acres: 0.00 Total Land Value: 231,000 Market: 0 Agricultural: 0 Common: 231,000 PRINTED 08/06/2024 BY SYS

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2024

00-00-31-1015-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		13 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

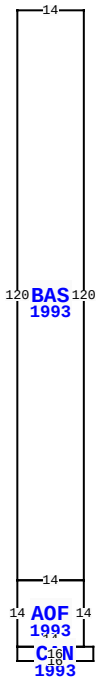
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1070.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	196	185	363	2,863
BAS	1,680	100	1,680	13,250
CAN	48	30	14	110
TOTALS	1,924		2,057	16,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4804	06	2,057	70.3692	27.80	57,185	1986	1986	0	0	30	41.63	28.37

2 MINI WAREH – 0% - 0 Heated Area: 1876 HX Base Yr



2382 JAMESTOWN RD, FERNANDINA BEACH

BLD DATE	11/16/2021	KK	LGL DATE	
XF DATE	11/16/2021	KK	LAND DATE	11/16/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
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TOTAL LAND VALUE - MARKET	231,000
TOTAL MARKET VALUE	262,849
SOH/AGL Deduction	0
ASSESSED VALUE	262,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,849
TOTAL JUST VALUE	262,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0471	7/22/2021	WD	Q	I	01	275,000
GRANTOR: O'CONNER BARBARA L						
GRANTEE: FAIRFIELD SOUTHPOIN						
0696/1640	1/24/1994	WD	U	I	01	100
GRANTOR: O'CONNER JAMES P						
GRANTEE: O'CONNER BARBARA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S120 AOF=[YR=1993] S14 CAN=[YR=1993] S3 E16 N3 W16 $ E14 N14 W14 $ E14 N120 $.

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
11	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	2021	2021	3	99	541	
12	0803	ASPHALT C	0	0	0	0	1,808.00	SF	2.00	2.00	100	2021	2021	3	88	3,182	
13	0803	ASPHALT C	0	0	0	0	4,422.00	SF	2.00	2.00	100	2021	2021	3	88	7,783	

LAND DESCRIPTION

TOTAL OB/XF 11,506

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

REVIEW DATE 11/16/2021 BY KK Total Acres: 0.00 Total Land Value: 231,000 Market: 0 Agricultural: 0 Common: 231,000 PRINTED 08/06/2024 BY SYS