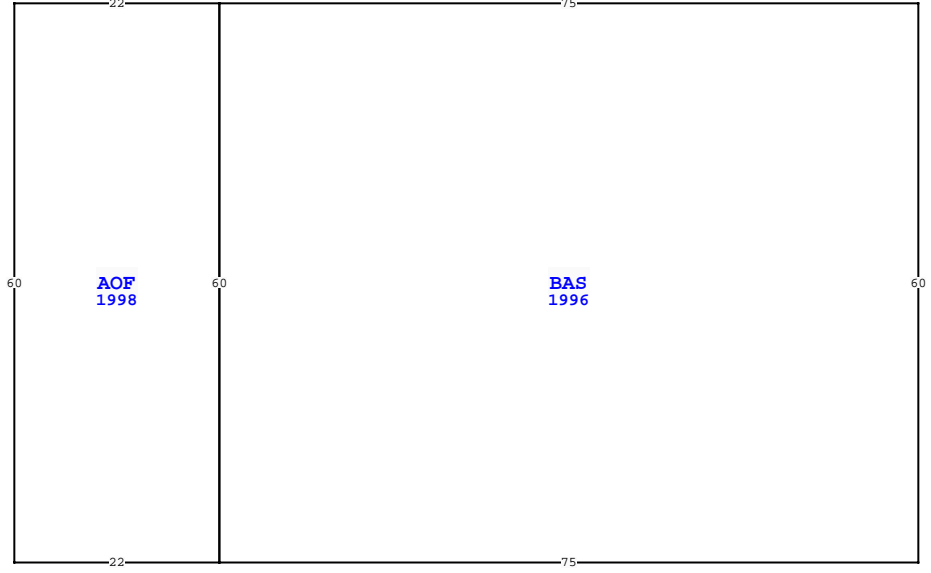


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		6 100	
Frame	05	STEEL 100	
Story Height		16 100	
RMS		5 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 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
AOF	1,320	185	2,442
BAS	4,500	100	4,500
TOTALS	5,820		6,942

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2803	06	6,942	86.7630	37.96	263,518	1996	1996	0	0	33.75	66.25
1 AIR HANGAR - 0% - 0 Heated Area: 5820 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		871,612
TOTAL MARKET OB/XF VALUE		113,745
TOTAL LAND VALUE - MARKET		545,588
TOTAL MARKET VALUE		1,530,945
SOH/AGL Deduction		0
ASSESSED VALUE		1,530,945
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,530,945
TOTAL JUST VALUE		1,530,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,604,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182715	FIRE SPRINKLER SY	34,000	08/03/2018
20182016	NEW CONSTR	1,357,200	06/13/2018
B003103	REMODEL	24,000	05/31/2000
B983565	ADDITION	8,000	04/15/1998
B9610114	XFOB	900	10/31/1996
B9610011	NEW CONSTR	85,500	09/03/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0558	4/30/2019	WD	U	I	11	100
GRANTOR: RIDDELL WILLIAM G JR						
GRANTEE: 2018 FINISH LINE LL						
1855/0469	5/02/2013	WD	Q	I	05	795,000
GRANTOR: O'CONNOR JAMES PRATT						
GRANTEE: RIDDELL WILLIAM G J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	0	0	0	12,454.00	SF	4.00	4.00	100
2	0812	CONCRETE C	0	0	20	6	120.00	SF	4.00	4.00	100
3	0424	CL FNC 6'	0	0	0	0	60.00	LF	20.00	20.00	100
4	0424	CL FNC 6'	0	0	0	0	286.00	LF	20.00	20.00	100
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100
6	0966	FIRE SPRNK	0	0	0	0	14,400.00	SF	3.00	3.00	100
7	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100
8	0803	ASPHALT C	0	0	0	0	9,679.00	SF	2.00	2.00	100
9	0400	CONC CURB	0	0	0	0	257.00	LF	15.00	15.00	100
10	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2374 SHANNON RD, FERNANDINA BEACH											
BLD DATE		01/07/2019		KK		LGL DATE		01/07/2019		KK	
XF DATE		01/07/2019		KK		LAND DATE		01/07/2019		KK	
INC DATE						AG DATE					
TOTALS 102,656											

BUILDING NOTES											
BAS=[YR=1996] W75 AOF=[YR=1998] W22 S60 E22 N60 S S60 E75 N60 \$.											

BUILDING DIMENSIONS											
BAS=[YR=1996] W75 AOF=[YR=1998] W22 S60 E22 N60 S S60 E75 N60 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004800	C	WAREHOUSE	0	0006	I-1	0.00	0.00	72,745.00	SF	

PT LOT 2, LOTS 7, 8 & PT LOT 9
 IN OR 2272/558 &
 VACATED R/W IN OR 1994/280

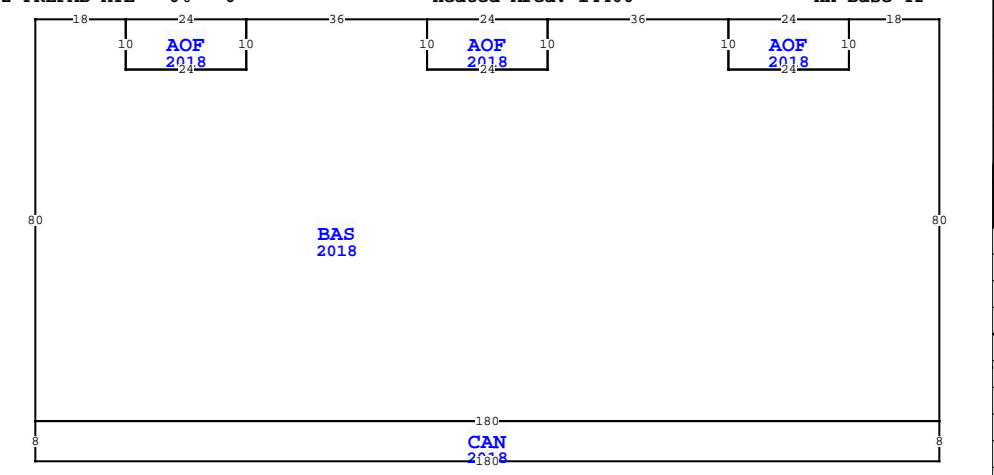
2018 FINISH LINE LLC
 2380 JAMESTOWN RD
 FERNANDINA BEACH, FL 32034

2024

00-00-31-1015-0009-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	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		18	100
Frame	05	STEEL	100
Story Height		27	100
RMS		6	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
4807	06	15,444	120.2995	55.04	850,038	2018	2018	0	0	0	18.00	82.00		



Quality	04	Quality Level 04		
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	240	185	444	20,039
AOF	240	185	444	20,039
AOF	240	185	444	20,039
BAS	13,680	100	13,680	617,417
CAN	1,440	30	432	19,497
TOTALS	15,840		15,444	697,031

2374 SHANNON RD, FERNANDINA BEACH

BLD DATE	01/07/2019	KK	LGL DATE	
XF DATE	01/07/2019	KK	LAND DATE	01/07/2019
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			871,612
TOTAL MARKET OB/XF VALUE			113,745
TOTAL LAND VALUE - MARKET			545,588
TOTAL MARKET VALUE			1,530,945
SOH/AGL Deduction			0
ASSESSED VALUE			1,530,945
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,530,945
TOTAL JUST VALUE			1,530,945
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,604,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/0558	4/30/2019	WD	U	I	11	100
GRANTOR: RIDDELL WILLIAM G JR						
GRANTEE: 2018 FINISH LINE LL						
1855/0469	5/02/2013	WD	Q	I	05	795,000
GRANTOR: O'CONNOR JAMES PRATT						
GRANTEE: RIDDELL WILLIAM G J						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018]	W18 AOF=[YR=2018] W24 S10 E24 N10\$ S10 W24 N10 W36 AOF=[YR=2018] W24 S10 E24 N10\$ S10 W24 N10 W36 AOF=[YR=2018] W24 S10 E24 N10\$ S10 W24 N10 W18 S80 CAN=[YR=2018] S8 E180 N8 W180\$ E180 N80\$.

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
11	0812	CONCRETE C	0	0	0	2,156.00	SF	4.00	4.00	100	2018	2018	3	97	8,365	
12	0811	CONCRETE B	0	0	180	3	SF	5.20	5.20	100	2018	2018	3	97	2,724	

LAND DESCRIPTION		TOTAL OB/XF														11,089								
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