

LOT 28  
IN OR 1478/1722  
AMELIA ISLAND INDUSTRIAL

O'CONNER JAMES M/MOONEY TRACY O'CONNER ET AL  
PO BOX 471  
FERNANDINA BEACH, FL 32035

2024

00-00-31-1017-0028-0000



| BUILDING CHARACTERISTICS |      |                   |
|--------------------------|------|-------------------|
| ELEMENT                  | CD   | CONSTRUCTION      |
| Exterior Wall            | 25   | MOD METAL 90      |
| Exterior Wall            | 12   | CEDAR 10          |
| Roof Structure           | 10   | STEEL FRME 100    |
| Roof Cover               | 12   | MODULAR MT 100    |
| Interior Wall            | 07   | NONE 100          |
| Interior Floor           | 03   | CONC FINSH 70     |
| Interior Floor           | 14   | CARPET 30         |
| Ceiling                  | 04   | NONE 100          |
| Air Condition            | 01   | NONE 100          |
| Heating Type             | 01   | NONE 100          |
| Plumbing                 |      | 5 100             |
| Frame                    | 05   | STEEL 100         |
| Story Height             |      | 14 100            |
| RMS                      |      | 6 100             |
| Stories                  | 1.   | 1. 100            |
| Class                    | 00   | . 100             |
| Units                    |      | 0 100             |
| BUD8 Adjustme            | 02   | DIST FB 100       |
| Occupancy                | 00   | WAREHOUSE-STORAGE |
| DOR CODE                 | 4800 |                   |
| MAP NUM                  |      | MKT AREA 01       |
| NEIGHBORHOOD/LOC         |      | 1070.00           |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| AOF       | 1,196            | 185         | 2,213        | 44,614               |
| BAS       | 400              | 100         | 400          | 8,064                |
| BAS       | 3,204            | 100         | 3,204        | 64,593               |
| TOTALS    | 4,800            |             | 5,817        | 117,270              |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |      |        |       |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 4807                                                                | 06  | 5,817     | 88.1280     | 40.32          | 234,541        | 1986 | 1986 | 0    | 0    | 0    | 50.00  | 50.00 |  |
| 1 PREFAB MTL - 0% - 0 Heated Area: 4800 HX Base Yr                  |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                                                                     |     |           |             |                |                |      |      |      |      |      |        |       |  |
| 2887 JAMESTOWN RD, FERNANDINA BEACH                                 |     |           |             |                |                |      |      |      |      |      |        |       |  |
| BLD DATE 04/05/2019 KK LGL DATE 04/05/2019 KK AG DATE 04/05/2019 KK |     |           |             |                |                |      |      |      |      |      |        |       |  |

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |           |         |             |          |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|-----------|---------|-------------|----------|
| 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 |
| 1              | 0812       | CONCRETE C  | 0       | 0 | 0 | 4,770.00 | SF | 4.00     | 4.00           | 100       | 1986    | 1986        | 3 49.5   |
| 2              | 6002       | EL ROLL DR  | 0       | 0 | 0 | 1.00     | UT | 900.00   | 900.00         | 100       | 1986    | 1986        | 3 20     |
| 3              | 0418       | EXHST FAN   | 0       | 0 | 0 | 2.00     | UT | 400.00   | 400.00         | 100       | 1986    | 1986        | 3 20     |
| 4              | 0972       | ST LGHT UN  | 0       | 0 | 0 | 1.00     | UT | 2,530.00 | 2,530.00       | 100       | 1986    | 1986        | 3 24     |
| 5              | 0978       | SECURTY LT  | 0       | 0 | 0 | 2.00     | UT | 450.00   | 450.00         | 100       | 1986    | 1986        | 3 24     |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |     |          |        |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|--------|
| 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 |
| 1                | 004800   | C   | WAREHOUSE            | 0   | 0006 | I-1      | 143.00 | 163.00 | 26,130.00   | SF        |     | 1.00     | 1.00   |

| TOTAL OB/XF 10,608 |            |                |            |                             |      |         |      |     |    |        |  |  |  |
|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|
| TOT ADJ            | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |
| 10.00              | 10.00      | 10.00          | 261,300    |                             |      |         |      |     |    |        |  |  |  |

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 2              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 117,270     |  |
| TOTAL MARKET OB/XF VALUE  |  | 10,608      |  |
| TOTAL LAND VALUE - MARKET |  | 261,300     |  |
| TOTAL MARKET VALUE        |  | 389,178     |  |
| SOH/AGL Deduction         |  | 0           |  |
| ASSESSED VALUE            |  | 389,178     |  |
| TOTAL EXEMPTION VALUE     |  | 0           |  |
| BASE TAXABLE VALUE        |  | 389,178     |  |
| TOTAL JUST VALUE          |  | 389,178     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 394,170     |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20051794   | REPAIR/RRF  | 3,000 | 05/13/2005 |

| SALES DATA                    |           |           |     |     |            |
|-------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1478/1722                     | 2/14/2007 | WD        | U   | I   | 01         |
| GRANTOR: O'CONNER JAMES M P/R |           |           |     |     | SALE PRICE |
| GRANTEE: O'CONNER JAMES M ET  |           |           |     |     | 62,000     |
| 0493/0672                     |           |           |     |     | 45,000     |
| GRANTOR:                      |           |           |     |     |            |
| GRANTEE:                      |           |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W20 BAS=[YR=1993] W20 S94 AOF=[YR=1993] S26 E40 N39 W12 S13 W28\$ E28 N13 E12 N61 W20 N20\$ S20 E20 N20\$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |