

LOT 29
AMELIA ISLAND INDUSTRIAL PARK
SEC 3 PB 5/59

2385 JAMESTOWN ROAD LLC/
2380 JAMESTOWN ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1017-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	10	STEEL 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	8	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	NONE 100
Quality	05	Quality Level 05
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1070.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,000	185	5,550	159,480
BAS	1,800	100	1,800	51,723
TOTALS	4,800		7,350	211,202

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
1	0812	CONCRETE C	0	0	0	2,880.00	SF	4.00	4.00	100	1986	1986	3
2	0811	CONCRETE B	0	0	0	929.00	SF	5.20	5.20	100	1995	1995	3
3	0812	CONCRETE C	0	0	60	1,080.00	SF	4.00	4.00	100	2002	2002	3
4	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	1986	1986	3
5	6001	ROLLUP DR	0	0	0	3.00	UT	400.00	400.00	100	2002	2002	3

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	004100	C	LIGHT MFG.	0	0006	I-1	75.00	200.00	15,000.00	SF		1.00	1.00

REVIEW DATE 04/05/2019 BY KK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4807	06	7,350	125.6080	57.47	422,404	1986	2000		0	0	50.00	50.00	
1 PREFAB MTL - 0% - 0													
Heated Area: 4800 HX Base Yr													
2385 JAMESTOWN RD, FERNANDINA BEACH													
BLD DATE 04/05/2019 KK LGL DATE 04/05/2019 KK AG DATE 04/05/2019 KK													

TOTAL OB/XF													
12,946													

TOTAL OB/XF													
12,946													

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	211,202		
TOTAL MARKET OB/XF VALUE	12,946		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	449,148		
SOH/AGL Deduction	0		
ASSESSED VALUE	449,148		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	449,148		
TOTAL JUST VALUE	449,148		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	457,636		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020962	ADDITION	100,000	06/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/0347	2/12/2020	WD	Q	I	01	587,500
GRANTOR: NASSAU EQUIPMENT INC						
GRANTEE: 2385 JAMESTOWN ROAD						
0914/1977	1/11/2000	WD	Q	I		180,000
GRANTOR: O'CONNER JAMES J & JA						
GRANTEE: NASSAU EQUIPMENT IN						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2013] W30 AOF=[YR=2013] W90 S40 E60 N20 E30 N20\$ S20 W30 S20 E60 N40\$.													

OTHER ADJUSTMENTS AND NOTES													

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