

LOTS W1/2 OF 56 & 58 &
PT ABNDED R/W RES#2003-139
IN OR 2183/1654

SEASIDE PLAZA LLC/
6 MOSS OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1360-0056-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 90
Exterior Wall	28 GLASS THRM 10
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	9 100
Frame	03 MASONRY 100
Story Height	9 100
RMS	5 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05		
DOR CODE	1100 STORES, 1 STORY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	191,336
BAS	1,815	100	1,815	271,308
CAN	48	30	14	2,093
CAN	24	30	7	1,047
CAN	28	30	8	1,196
CAN	28	30	8	1,196
FUS	506	100	506	75,638
TOTALS	3,729		3,638	543,812

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	1,321.00	SF	4.00	4.00	100	1995
2	0810	CONCRETE A	0	0	4	16.00	SF	6.50	6.50	100	1995
3	0443	STK FNC 6'	0	0	0	26.00	LF	10.00	10.00	100	1995
4	0812	CONCRETE C	0	0	0	1,207.00	SF	4.00	4.00	100	2000
5	0476	VF 6 SBPL	0	0	0	17.00	LF	32.00	32.00	100	2011
6	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2011

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	001100	C	STORE 1FLR	0	0003	C-1	75.00	103.00	9,039.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	3,638	116.5573	166.09	604,235	1995	2009	0	0	10.00	90.00
1 RETAILSTOR - 0% - 0 Heated Area: 3601 HX Base Yr											

2022 1ST AV, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1, 321.00	SF	4.00	4.00	100	1995	1995	3	70	3,699		
16.00	SF	6.50	6.50	100	1995	1995	3	70	73		
26.00	LF	10.00	10.00	100	1995	1995	3	20	52		
1, 207.00	SF	4.00	4.00	100	2000	2000	3	79	3,814		
17.00	LF	32.00	32.00	100	2011	2011	3	81	441		
1.00	UT	300.00	300.00	100	2011	2011	3	81	243		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		543,812	
TOTAL MARKET OB/XF VALUE		8,322	
TOTAL LAND VALUE - MARKET		361,560	
TOTAL MARKET VALUE		913,694	
SOH/AGL Deduction		124,104	
ASSESSED VALUE		789,590	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		789,590	
TOTAL JUST VALUE		913,694	
NCON VALUE		0	
INCOME VALUE		7,483,616	
PREVIOUS YEAR MKT VALUE		935,369	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180584	REPAIR/RRF	15,000	02/19/2018
20160995	ISLAND VIBE SURF	500	04/12/2016
20160484	DEENA A CLASSIC S	500	02/24/2016
20111501	H/AC	3,000	08/30/2011
20110636	SIGN	450	04/26/2011
B012711	REMODEL	1,000	12/28/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2183/1654	3/13/2018	SW	Q	I	01
GRANTOR: L & N PROPERTY MANAGE					
GRANTEE: STEVE SQUARED CAPIT					
1076/1916	8/26/2002	WD	U	I	19
GRANTOR: THE PIPELINE SURF SHO					
GRANTEE: L & N PROPERTY MANA					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2000] W57 BAS=[YR=1995] W40 S32 E10 CAN=[YR=1995] S4 E12 N4 W12 \$ E30 N32 \$ S29 E3 S3 E1 CAN=[YR=2000] S4 E6 N4 W6 \$ E16 CAN=[YR=2000] S4 E7 N4 W7 \$ E20 CAN=[YR=2000] S4 E7 N4 W7 \$ E17 N32 \$ PTR= E15 FUS=[YR=1993] E22 S23 W22 N23 \$ W15 \$.					