E100' OF W130' OF N105.5' OF
N211' OF OUT LOT 200
(S-3 & S-5) EX S-6 & S-7

SHORELINE RENTAL INVESTMENTS LLC
1299 GERBING ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0200-0030

BUILDING CHARACTERISTICS

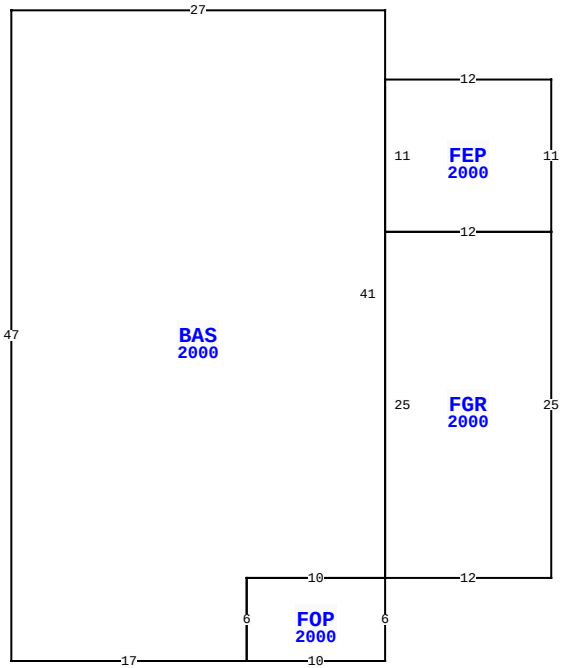
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100	1,209	127,219
FEP	132	80	106	11,154
FGR	300	55	165	17,363
FOP	60	30	18	1,894
TOTALS	1,701		1,498	157,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,498	125.1540	118.90	178,112	2000	2000	0	0	0	11.50	88.50

2 TOWNHOUSE – 0% - 0 Heated Area: 1209 HX Base Yr



940 S 17TH ST A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	315,574
TOTAL MARKET OB/XF VALUE	4,262
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	399,836
SOH/AGL Deduction	0
ASSESSED VALUE	399,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,836
TOTAL JUST VALUE	399,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19991129	NEW CONSTR	157,412	08/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1837/0770	1/23/2013	WD	U	I	11	100
GRANTOR: LONG H VERNON & MARYL						
GRANTEE: SHORELINE RENTAL IN						
1084/1107	10/02/2002	WD	U	I	01	100
GRANTOR: LONG H VERNON & MARYL						
GRANTEE: THE H VERNON LONG R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W27 S47 E17 FOP=[YR=2000] E10 N6
FGR=[YR=2000] E12 N25 FEP=[YR=2000] N11 W12 S11 E12 $ W12
S25 $ W10 S6 $ N6 E10 N41 $.

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	0810	CONCRETE A	0	0	5	12	60.00	SF	6.50	6.50	100	2000	2000	3	79	308	
2	0810	CONCRETE A	0	0	0	0	385.00	SF	6.50	6.50	100	2000	2000	3	79	1,977	
3	0810	CONCRETE A	0	0	0	0	385.00	SF	6.50	6.50	100	2000	2000	3	79	1,977	

LAND DESCRIPTION

TOTAL OB/XF 4,262

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	000810	C	TOWNHOUSE1	0	0005	R-1	48.00	100.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	000810	C	TOWNHOUSE1	0	0005	R-1	48.00	100.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 06/07/2024 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

E100' OF W130' OF N105.5' OF
N211' OF OUT LOT 200
(S-3 & S-5) EX S-6 & S-7

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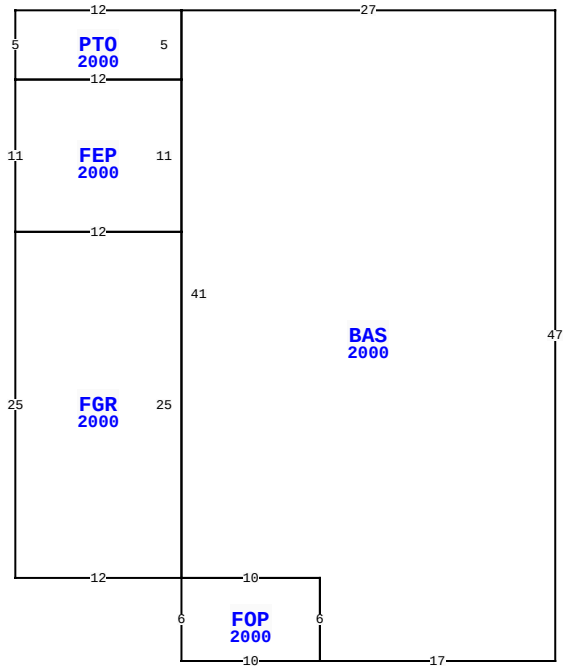
FGR	300	55	165	17,363
FOP	60	30	18	1,894
PTO	60	5	3	316
TOTALS	1,761		1,501	157,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,501	125.1540	118.90	178,469	2000	2000	0	0	0	11.50	88.50

3 TOWNHOUSE – 0% - 0 Heated Area: 1209 HX Base Yr



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GRANTOR: LONG H VERNON & MARYL						
GRANTEE: THE H VERNON LONG R						

BUILDING NOTES

BUILDING DIMENSIONS

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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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/07/2024 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS