



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 90
Interior Floo	14 CARPET 10
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	14 100
Frame	05 STEEL 100
Story Height	20 100
RMS	7 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	4400 PACKING PLANTS

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	100	100	2,729
BAS	1,900	100	1,900	51,857
BAS	2,688	100	2,688	73,364
GOF	1,350	110	1,485	40,530
SPA	5,962	85	5,068	138,321
ULP	30	15	4	109
ULP	42	15	6	164
TOTALS	12,072		11,251	307,073

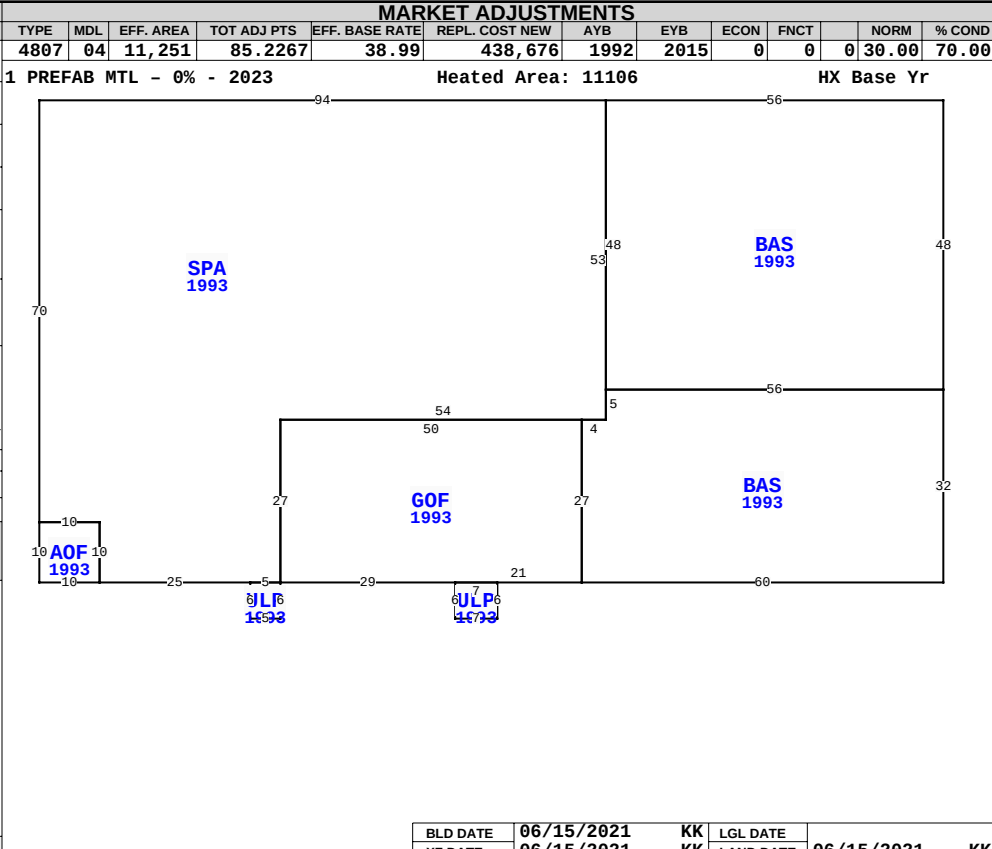
EXTRA FEATURES	
L N	OB/XF CODE

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
1	0803	ASPHALT C	0	0	0	0	8,614.00	SF	2.00	2.00	100	1992	1992	3	50	8,614	
2	0819	CONC 12"	0	0	58	25	1,450.00	SF	9.50	9.50	100	1992	1992	3	64	8,816	
3	0819	CONC 12"	0	0	57	7	399.00	SF	9.50	9.50	100	1991	1991	3	62	2,350	
4	0819	CONC 12"	0	0	45	5	225.00	SF	9.50	9.50	100	1992	1992	3	64	1,368	
5	0810	CONCRETE A	0	0	24	7	168.00	SF	6.50	6.50	100	1992	1992	3	64	699	
6	0381	COOLER	0	0	28	12	336.00	SF	16.50	16.50	100	1993	1993	3	20	1,109	
7	0383	FREEZER	0	0	28	16	448.00	SF	21.00	21.00	100	1993	1993	3	20	1,882	
8	0383	FREEZER	0	0	43	38	1,634.00	SF	17.85	17.85	100	1993	1993	3	20	5,833	
9	0300	BOAT DCK W	0	0	0	0	1,605.00	SF	40.00	40.00	100	1990	1990	3	20	12,840	
10	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2000	2000	3	84	315	

LAND DESCRIPTION		TOTAL OB/XF 43,826														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE

1	004030	C	INDUST WATER	0	0006	IW	0.00	0.00	37,000.00	SF		1.00	1.00	1.00	50.00	50.00
2	009500	C	SUBMERGED	0		IW	0.00	0.00	0.52	AC		1.00	1.00	1.00	25.00	25.00

REVIEW DATE	06/15/2021	BY	KK	Total Acres:	0.52	Total Land Value:	1,850,013	Market:	0	Agricultural:	0	Common:	1,850,013	PRINTED 08/06/2024 BY	SYS
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312 N FRONT ST, FERNANDINA BEACH	BLD DATE 06/15/2021	KK	LGL DATE	
	XF DATE 06/15/2021	KK	LAND DATE	06/15/2021
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			465,704
TOTAL MARKET OB/XF VALUE			149,971
TOTAL LAND VALUE - MARKET			1,850,013
TOTAL MARKET VALUE			2,465,688
SOH/AGL Deduction			0
ASSESSED VALUE			2,465,688
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,465,688
TOTAL JUST VALUE			2,465,688
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,513,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110606	H/AC	1,500	04/21/2011
20110334	REPAIR/RRF	4,000	03/09/2011
20010593	CHNGE SRVC	3,000	04/30/2001
20010768	XFOB	7,000	04/26/2001
20010758	REMODEL	2,000	04/23/2001
20010695	XFOB	3,000	04/18/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2637/225	4/26/2023	WD U	I	11	
GRANTOR: FERNANDINA SEAFOOD CO					
GRANTEE: BEACON FISHERIES IN					
2637/221	4/26/2023	WD U	I	11	
GRANTOR: FERNANDINA SEAFOOD CO					
GRANTEE: BEACON FISHERIES IN					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W56 SPA=[YR=1993] W94 S70 AOF=[YR=1993] S10 E10 N10 W10 \$ E10 S10 E25 ULP=[YR=1993] S6 E5 N6 GOF=[YR=1993] E29 ULP=[YR=1993] S6 E7 N6 W7 \$ E21 BAS=[YR=1993] E60 N32 W56 S5 W4 S27 \$ N27 W50 S27 \$ W5 \$ E5 N27 E54 N53 \$ S48 E56 N48 \$.	

[illegible]