

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floor	04 C ABOVE GD 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	1 100
Frame	05 STEEL 100
Story Height	28 100
RMS	1 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	8900 MUNICIPAL
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1010.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	35,100 100 35,100 1,456,299
CLP	7,337 60 4,402 182,639
TOTALS	42,437 39,502 1,638,938

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4803	06	39,502	120.9170	55.32	2,185,251	1998	2002	0	0	25.00	75.00		
1 STOR WAREH - 0% - 0 Heated Area: 35100 HX Base Yr													

219 N 2ND ST, FERNANDINA BEACH

BLD DATE	09/14/2021	KK	LGL DATE	
XF DATE	09/14/2021	KK	LAND DATE	05/09/2024 DC
INC DATE			AG DATE	

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
1	0810	CONCRETE A	0	0	22	10	220.00	SF	6.50	6.50	100	1998	1998	3	75	1,073	
2	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	1998	1998	3	75	1,560	
3	0819	CONC 12"	0	0	6	4	24.00	SF	9.50	9.50	100	1998	1998	3	75	171	
4	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	20	1,400	
5	0966	FIRE SPRNK	0	0	0	0	35,100.00	SF	3.00	3.00	100	1998	1998	3	75	78,975	
6	0978	SECURTY LT	0	0	0	0	16.00	UT	450.00	450.00	100	1998	1998	3	45	3,240	
7	0400	CONC CURB	0	0	0	0	331.00	LF	15.00	15.00	100	1998	1998	3	81	4,022	
8	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,265.00	1,265.00	100	1998	1998	3	45	1,139	
9	0803	ASPHALT C	0	0	18	166	4,470.00	SF	2.00	2.00	100	1998	1998	3	50	4,470	
10	0462	ST/AL FNC	0	0	0	0	1,344.00	SF	10.00	10.00	100	1998	1998	3	26	3,494	

LAND DESCRIPTION														TOTAL OB/XF										
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
1	008900	C	MUNICIPAL	0		I-1	0.00	0.00	55,000.00	SF		1.00	1.00	1.00	22.00	22.00	1,210,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,638,938		
TOTAL MARKET OB/XF VALUE	100,624		
TOTAL LAND VALUE - MARKET	1,210,000		
TOTAL MARKET VALUE	2,949,562		
SOH/AGL Deduction	978,089		
ASSESSED VALUE	1,971,473		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,971,473		
TOTAL JUST VALUE	2,949,562		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,878,937		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983446	NEW CONSTR	956,000	03/30/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0977/0892	3/23/2001	WD U	V	V	08	45,000
GRANTOR: FLORIDA PETROLEUM COR						
GRANTEE: OCEAN HIGHWAY & POR						
0859/1435	12/21/1998	WD Q	I			220,000
GRANTOR: SUBURBAN PROPANE LP						
GRANTEE: OCEAN HIGHWAY & POR						

BUILDING NOTES

BUILDING DIMENSIONS
CLP=[YR=1998] W246 S23 BAS=[YR=1998] W7 S195 E180 N195 W173 \$ E173 S23 E73 N46 \$.

