



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	17	100
Frame	03	MASONRY 100
Story Height		13 100
RMS		7 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,142	100	1,142	298,957
BAL	1,523	15	228	59,687
BAS	105	100	105	27,487
BAS	381	100	381	99,739
BAS	1,026	100	1,026	268,590
CAN	180	30	54	14,137
CAN	212	30	64	16,754
STP	30	10	3	786
TOTALS	4,599		3,003	786,136

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
1	0811	CONCRETE B	0	0	0	0	843.00	SF	5.20	5.20	100	2018	2018
2	0810	CONCRETE A	0	0	0	0	363.00	SF	6.50	6.50	100	2018	2018
3	0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00	20.00	100	2018	2018
4	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2018	2018
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018
6	0646	LWN SPRK H	0	0	0	0	5.00	UT	2.00	2.00	100	2018	2018
7	0819	CONC 12"	0	0	6	2	12.00	SF	9.50	9.50	100	2018	2018

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	001200	C	STORE COMB	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																
2101	04	3,003	156.6802	269.88	810,450	2018	2018	0	0	0	3.00	97.00																
1 RSTARANT 1 - 0% - 2023																												
Heated Area: 2654																												
HX Base Yr																												
300 ASH ST, FERNANDINA BEACH																												
<table><tr><td>BLD DATE</td><td>02/19/2019</td><td>KK</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td>02/19/2019</td><td>KK</td><td>LAND DATE</td><td>02/19/2019</td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE	02/19/2019	KK	LGL DATE		XF DATE	02/19/2019	KK	LAND DATE	02/19/2019	INC DATE			AG DATE	
BLD DATE	02/19/2019	KK	LGL DATE																									
XF DATE	02/19/2019	KK	LAND DATE	02/19/2019																								
INC DATE			AG DATE																									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		786,136	
TOTAL MARKET OB/XF VALUE		7,749	
TOTAL LAND VALUE - MARKET		137,500	
TOTAL MARKET VALUE		931,385	
SOH/AGL Deduction		0	
ASSESSED VALUE		931,385	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		931,385	
TOTAL JUST VALUE		931,385	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		962,667	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0020	PROJECTING SIGN -		07/28/2023
B181861	AWNING INSTALLMEN	980	05/31/2018
20163350	NEW CONSTR	375,329	12/07/2016
20162929	DEMOLITION	1,500	10/27/2016
20111582	SIGN	324	09/08/2011
20061741	OTHER	4,650	07/24/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2601/0513	11/04/2022	SW	U	I	11	100	
GRANTOR: 300 ASH STREET LLC							
GRANTEE: ORTAMI LLC							
2502/0717	9/30/2021	WD	Q	I	01	1,100,000	
GRANTOR: POZZI ENTERPRISES LLC							
GRANTEE: 300 ASH STREET LLC							

BUILDING NOTES													

BUILDING DIMENSIONS													
CAN=[YR=2018] W18 STP=[YR=2018] N6 W5 S6 E5\$ BAS=[YR=2018] W5 S21 BAS=[YR=2018] S36 CAN=[YR=2018] S10 E17 U6 R6 N4 W23\$ E23 N47 W18 S11 W5\$ E5 N21\$ S10 E18 N10\$ PTR= E30 APT=[YR=2018] W18 BAS=[YR=2018] W5 S53 E5 N16 E4 N29 W4 N8\$ S8 E4 S29 W4 S16 W5 S14 E17 U6 R6 N61\$ W30\$ PTR= E60 BAL=[YR=2018] W23 S67 E17 U6 R6 N61\$ W60\$.													