

WRIGHT RUNWAY LLC
C/O JAMES FERGUSON, PO BOX 16987
FERNANDINA BEACH, FL 32035

2024



BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 19 COMMON BRK 100
Roof Structur 04 WOOD TRUSS 100
Roof Cover 04 BUILT-UP 100
Interior Wall 05 DRYWALL 50
Interior Wall 08 DECORATIVE 50
Interior Floo 13 LVT/LAMNT 50
Interior Floo 14 CARPET 50
Ceiling 02 F.NOT SUS 100
Air Condition 04 ROOF TOP 100
Heating Type 04 AIR DUCTED 100
Fixtures 17 100

Frame Story Height 03 MASONRY 100
RMS 13 100
15 100
Stories Units 2. 2. 100
0 100
BUD8 Adjustme 02 DIST FB 100
Occupancy 00 NONE 100
Quality 04 Quality Level 04
DOR CODE 1200 STORE/OFFICE/RESID
MAP NUM MKT AREA 01
NEIGHBORHOOD/LOC 1002 . 0200

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 3,105 100 3,105 548,904
CAN 395 30 118 20,860
FUS 3,500 100 3,500 618,732
SFB 68 80 54 9,546

TOTALS 7,068 6,777 1,198,041

MARKET ADJUSTMENTS

TYP MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

1702 04 6,777 118.3710 297.11 2,013,514 1929 1990 0 0 40.50 59.50

1 SUP OFFICE - 0% - 0 Heated Area: 6659 HX Base Yr

BAS 1993

CAN 1993

FUS 1993

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 1,198,041
TOTAL MARKET OB/XF VALUE 4,648
TOTAL LAND VALUE - MARKET 625,000
TOTAL MARKET VALUE 1,827,689
SOH/AGL Deduction 380,267
ASSESSED VALUE 1,447,422
TOTAL EXEMPTION VALUE HI 0
BASE TAXABLE VALUE 1,447,422
TOTAL JUST VALUE 1,827,689
NCON VALUE 0
INCOME VALUE 905,877
PREVIOUS YEAR MKT VALUE 1,962,649

PERMIT NUM DESCRIPTION AMT ISSUED

20200138 REMODEL 20,000 01/11/2021
20160328 REPLACE 12 WINDOW 30,000 02/08/2016
20122242 REMODEL 2,000 11/02/2012
20121913 REMODEL 1,500 09/14/2012
20121802 DEMOLITION 200 08/31/2012
20120467 NEW ROOF 25,000 03/21/2012

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1776/1467 2/01/2012 WD Q I 02 940,000

GRANTOR: JASINSKY BRUCE A & PA

GRANTEE: WRIGHT RUNWAY LLC

1606/1265 2/11/2009 DG U I 30 180,000

GRANTOR: JASINSKY BRUCE A

GRANTEE: JASINSKY BRUCE A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S65 CAN=[YR=1993] S5 E50 N5 W5 U4 L3 W5 D4 L3 W7 SFB=[YR=1993] W4 N17 E4 S17\$ N17 W4 S17 W5 U5 L4 W5 D5 L4 W5\$ E5 U5 R4 E5 D5 R4 E5 N17 E4 S17 E7 U4 R3 E5 D4 R3 E5 N65\$ PTR= E10 FUS=[YR=1993] S70 E50 N70 W50\$ W10\$.

LAND DESCRIPTION TOTAL OB/XF 4,648

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 001200 C STORE COMB 0 0003 C-3 50.00 100.00 6,250.00 SF 1.00 1.00 1.00 100.00 100.00 625,000

REVIEW DATE 06/30/2021 BY KK Total Acres: 0.00 Total Land Value: 625,000 Market: 0 Agricultural: 0 Common: 625,000 PRINTED 08/06/2024 BY SYS