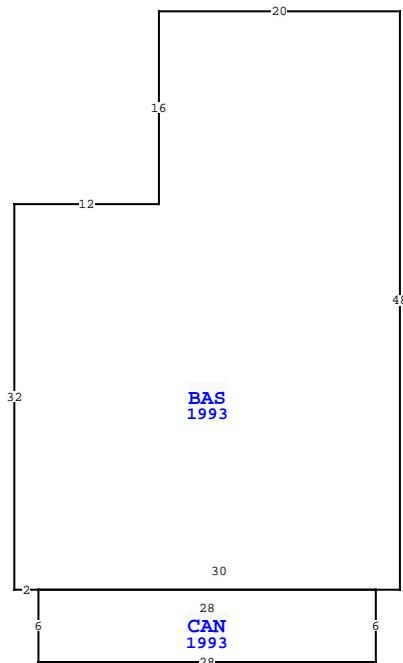


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 90	
Exterior Wall	10	ABOVE AVG 10	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	03	PLASTER 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures	8	100	
Frame	02	WOOD FRAME 100	
Story Height		9 100	
RMS		6 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE 1&2	- 0%	- 2024									Heated Area: 1344	HX Base Yr



Quality	06	Quality Level 06		
DOR CODE	1700	OFFICE BUILDINGS		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	239,259
CAN	168	30	50	8,902
TOTALS	1,512		1,394	248,161

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			DIRECT_CAP
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			520,740
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			520,740
SOH/AGL Deduction			0
ASSESSED VALUE			520,740
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			520,740
TOTAL JUST VALUE			520,740
NCON VALUE			0
INCOME VALUE			520,740
PREVIOUS YEAR MKT VALUE			290,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170580	REPAIR/RRF	1,400	03/01/2017
20141013	H/AC	4,475	05/16/2014
B8912	REMODEL	5,000	02/28/1995
8035	REMODEL	3,000	12/14/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/773	11/22/2023	WD	U	I	11	100
GRANTOR: LLMM LLC						
GRANTEE: JSLJ HOLDING LLC						
2680/1828	11/22/2023	WD	Q	I	01	650,000
GRANTOR: LLMM LLC						
GRANTEE: JSLJ HOLDING LLC						

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	0819	CONC 12"	0	0	5	6		30.00	SF 9.50	100	1950	1950	3	20	57	
2	0810	CONCRETE A	0	0	5	6		30.00	SF 6.50	100	1950	1950	3	20	39	
3	1242	WD DECK A	0	0	4	4		16.00	SF 10.00	100	2000	2000	3	20	32	
4	0422	CL FNC 4'	0	0	0	0		138.00	LF 15.00	100	1980	1980	3	20	414	

BLD DATE	01/07/2022	KK	LGL DATE	
XF DATE	01/07/2022	KK	LAND DATE	01/07/2022
INC DATE			AG DATE	

406 ASH ST, FERNANDINA BEACH

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W20 S16 W12 S32 E2 CAN=[YR=1993] S6 E28 N6 W28\$ E30 N48 \$.													

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000							