



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	14	100
Frame	03	MASONRY 100
Common Wall		18 100
Story Height		9 100
RMS		4 100
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	1100	STORES, 1 STORY
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC				
1005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	80	100	80	8,619
BAS	802	100	802	86,402
CAN	32	30	10	1,078
SDA	408	110	449	48,372
UST	184	40	74	7,972
UST	460	40	184	19,823
TOTALS	1,966		1,599	172,264

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	3,238.00	SF	2.00	2.00	3,238
2	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00	140.00	28
3	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	432
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	117
5	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	105

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0003	C-3	67.00	100.00	6,700.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	1,599	95.6970	136.37	218,056	1960	2000	0	0	21.00	79.00
1 RETAILSTOR - 0% - 0											
Heated Area: 1290											
HX Base Yr											
502 ASH ST, FERNANDINA BEACH											
BLD DATE 12/06/2018 KK LGL DATE 12/06/2018 KK											
XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		271,347	
TOTAL MARKET OB/XF VALUE		3,920	
TOTAL LAND VALUE - MARKET		301,500	
TOTAL MARKET VALUE		576,767	
SOH/AGL Deduction		190,715	
ASSESSED VALUE		386,052	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		386,052	
TOTAL JUST VALUE		576,767	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		481,988	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140817	REPAIR/RRF	6,500	04/25/2014
20101050	REPAIR/RRF	20,500	06/25/2010
4771	XFOB	5,000	03/25/1988
4634	ADDITION	15,000	01/11/1988
1971	REMODEL	800	01/01/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/20	3/26/2024	SW	Q	I	01	800,000
GRANTOR: 502 ASH STREET PARTNE						
GRANTEE: MJM 14 DUVAL LLC						
0785/0218	2/18/1997	WD	U	I	19	100
GRANTOR: PRESCOTT KENNETH V						
GRANTEE: 502 ASH STREET PART						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W1 CAN=[YR=1993] N8 W4 UST=[YR=1993] N21 W20 UST=[YR=1993] W8 S23 E8 N23 \$ S23 E20N2 \$S8 E4\$ W4 N6 W28 S40 E6 SDA=[YR=1993] E19 AOF=[YR=1993] E8 N10 W8 S10 \$ N10 E8 N9 W22 S5 W5 S14 \$ N14 E5 N5 E22 N15 \$.											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		16		WD FR STUC 50		1101		04		984		89.4474		127.46		125,421		1960		2000		0		0		21.00		79.00		VALUATION BY					STANDARD						
Exterior Wall		17		CB STUCCO 50		2		RETAILSTOR		- 0%		- 0		Heated Area: 984		HX Base Yr														Tax Group: 2					Tax Dist:						
Roof Structure		01		FLAT 100																										BUILDING MARKET VALUE					271,347						
Roof Cover		02		ROLL COMP 100																										TOTAL MARKET OB/XF VALUE					3,920						
Interior Wall		05		DRYWALL 50																										TOTAL LAND VALUE - MARKET					301,500						
Interior Wall		08		DECORATIVE 50																										TOTAL MARKET VALUE					576,767						
Interior Floor		07		CORK/VTILE 100																										SOH/AGL Deduction					190,715						
Ceiling		02		F.NOT SUS 100																										ASSESSED VALUE					386,052						
Air Condition		03		CENTRAL 100																										TOTAL EXEMPTION VALUE					0						
Heating Type		04		AIR DUCTED 100																										BASE TAXABLE VALUE					386,052						
Fixtures		14		100																										TOTAL JUST VALUE					576,767						
Frame		03		MASONRY 100																										NCON VALUE					0						
Common Wall		25		100																										INCOME VALUE											
Story Height		9		100																										PREVIOUS YEAR MKT VALUE					481,988						
RMS		6		100																																					
Stories		1.		1. 100																																					
Units		0		100																																					
BUD8 Adjustme		02		DIST FB 100																																					
Quantity		00		ONE100																																					
DOR CODE		1100		STORES, 1 STORY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1005.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		984		100		984		99,083																																	
TOTALS		984		984		99,083																																			
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											