BLOCK 52 LOT S1/2 OF 6,LOT 7 &
E93 FT OF LOT 8
CITY OF FDNA BEACH

PARK PLACE ON ATLANTIC LLC
608 OCEAN CLUB COURT
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0052-0062**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 20 | FACE BRICK 30 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 02 | ROLL COMP 100 |
| Interior Wall | 04 | PLYWOOD 80 |
| Interior Wall | 01 | MINIMUM 20 |
| Interior Floo | 05 | ASPH TILE 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 6 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 00 | QWERTYCEVB 100 |
| Occupancy | | 03 |

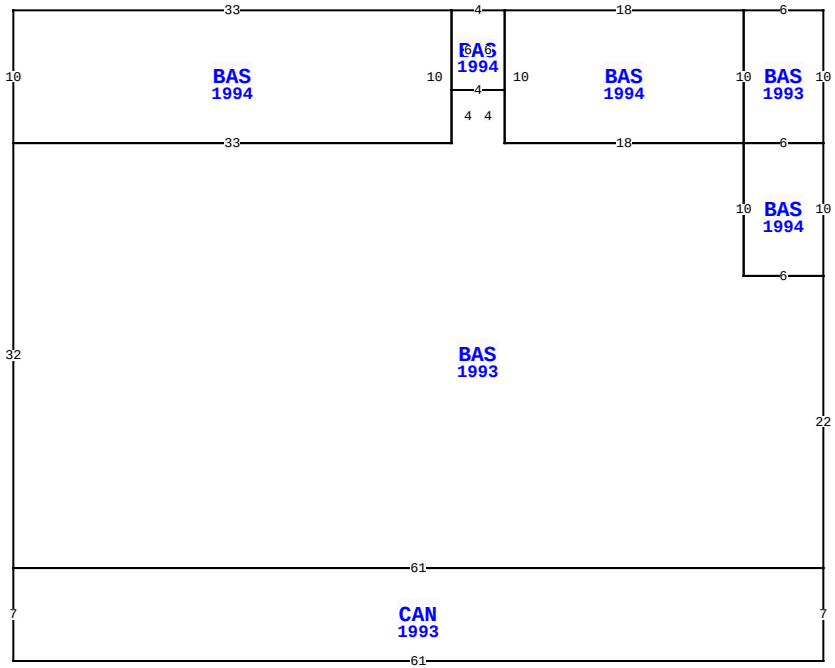
| | | | |
|---|---|---|---|
| DOR CODE | 1410 | CONVENIENCE STORES | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 60 | 100 | 60 | 3,505 |
| BAS | 1,908 | 100 | 1,908 | 111,458 |
| BAS | 24 | 100 | 24 | 1,402 |
| BAS | 60 | 100 | 60 | 3,505 |
| BAS | 180 | 100 | 180 | 10,515 |
| BAS | 330 | 100 | 330 | 19,278 |
| CAN | 427 | 30 | 128 | 7,477 |
| TOTALS | 2,989 | | 2,690 | 157,140 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1402 | 04 | 2,690 | 97.8640 | 124.29 | 334,340 | 1971 | 1985 | 0 | 0 | 0 | 53.00 | 47.00 |

1 CONVESTORE – 0% - 2024 Heated Area: 2562 HX Base Yr




1015 ATLANTIC AV, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 02/24/2020 | KK | LGL DATE | |
| XF DATE | 02/24/2020 | KK | LAND DATE | 02/24/2020 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 100 |
| TOTAL MARKET OB/XF VALUE | 31,922 |
| TOTAL LAND VALUE - MARKET | 600,000 |
| TOTAL MARKET VALUE | 632,022 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 632,022 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 632,022 |
| TOTAL JUST VALUE | 632,022 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 632,356 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| DEMC-2023-0011 | | 11,200 | 01/30/2024 |
| 20110051 | SIGN | 550 | 01/10/2011 |
| 20061337 | SIGN | 2,450 | 06/14/2006 |
| 20051207 | REPAIR/RRF | 18,000 | 02/09/2005 |
| 10562B | REMODEL | 25,000 | 06/24/1997 |
| 10553B | REMODEL | 9,000 | 06/18/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2676/1131 | 10/26/2023 | SW | U | V | 40 | 2,000,000 |
| GRANTOR: PARK PLACE ON ATLANTI | | | | | | |
| GRANTEE: PARK PLACE ON ATLAN | | | | | | |
| 2520/1102 | 12/03/2021 | SW | Q | I | 01 | 775,000 |
| GRANTOR: AI PARTNERS LLC | | | | | | |
| GRANTEE: PARK PLACE ON ATLAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W6 BAS=[YR=1994] W18 BAS=[YR=1994] W4 BAS=[YR=1994] W33S10 BAS=[YR=1993] S32 CAN=[YR=1993] S7 E61 N7 W61$ E61 N22 W6 N10 W18 N4 W4 S4 W33$ E33 N10$ S6 E4 N6$ S10 E18 N10$ S10 E6 BAS=[YR=1994] W6 S10 E6 N10$ N10$.

## EXTRA FEATURES

| LN | 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 | 0524 | PUMP ISLND | 0 | 0 | 20 | 4 | 80.00 | SF | 4.50 | 4.50 | 100 | 1998 | 1998 | 3 | 93 | 335 | |
| 2 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 12,332.00 | SF | 2.00 | 2.00 | 100 | 1971 | 1971 | 3 | 50 | 12,332 | |
| 3 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 4.00 | UT | 225.00 | 225.00 | 100 | 1998 | 1998 | 3 | 45 | 405 | |
| 4 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 3.00 | UT | 100.00 | 100.00 | 100 | 1987 | 1987 | 3 | 100 | 300 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 15 | 11 | 165.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 32.5 | 349 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 5 | 3 | 15.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 32.5 | 32 | |
| 7 | 0810 | CONCRETE A | 0 | 0 | 16 | 8 | 128.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 624 | |
| 8 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 88.00 | LF | 15.00 | 15.00 | 100 | 1971 | 1971 | 3 | 29.2 | 385 | |
| 9 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,859.00 | SF | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 90 | 10,292 | |
| 10 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,280.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 59.5 | 3,046 | |

TOTAL OB/XF 28,100

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 001410 | C | CONV STORE | 0 | 0003 | C-3 | 96.00 | 250.00 | 24,000.00 | SF | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 600,000 | | | | | | | |

REVIEW DATE 02/24/2020 BY KK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS

BLOCK 52 LOT S1/2 OF 6,LOT 7 &
E93 FT OF LOT 8
CITY OF FDNA BEACH

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|---|---|---|---|---|
| TOTALS | | | | |

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| BASE TAXABLE VALUE | 632,022 |
| TOTAL JUST VALUE | 632,022 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 632,356 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7949 | XFOB | 20,000 | 10/25/1993 |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 02/24/2020 | KK | LGL DATE | |
| XF DATE | 02/24/2020 | KK | LAND DATE | 02/24/2020 KK |
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### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 4310 | CANOPIES F | 0 | 0 | 35 | 24 | 840.00 | UT | 22.75 | 22.75 | 100 | 1998 | 1998 | 3 | 20 | 3,822 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,822

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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