

3GO LLC/
96112 NORTHSORE DR
FERNANDINA BEACH, FL 32034

00-00-31-1800-0053-0061

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall
Roof Structur

1904

COMMON BRK 100
WOOD TRUSS 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 70

Interior Wall
Interior Floo

0607

CUST PANEL 30
CORK/VTILE 50

Interior Floo
Ceiling

1401

CARPET 50
FIN.SUSPD 100

Air Condition
Heating Type
Fixtures

0304

CENTRAL 100
AIR DUCTED 100
7 100

Frame
Story Height
RMS

03

MASONRY 100
8 100
13 100

Stories
Units
BUD8 Adjustme

1.02

1. 100
0 100
DIST FB 100

Occupancy
Quality

0003

OWNER OCC 100
Quality Level 03

DOR CODE

1700

OFFICE BUILDINGS

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1010.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,175

100

1,175

53,199

BAS

2,231

100

2,231

101,010

FOP

49

30

15

679

STP

15

10

2

91

ULP

260

15

39

1,766

TOTALS

3,730

3,462

156,745

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

0810

CONCRETE A

0 0

15 4

60.00 SF

6.50

6.50

100

1971

1971

3

22

86

2

0810

CONCRETE A

0 0

0 0

188.00 SF

6.50

6.50

100

1996

1996

3

72

880

3

0819

CONC 12"

0 0

0 0

55.00 SF

9.50

9.50

100

1996

1996

3

72

376

4

0810

CONCRETE A

0 0

0 0

51.00 SF

6.50

6.50

100

1996

1996

3

72

239

5

0446

BOX FNC 6'

0 0

0 0

124.00 LF

20.00

20.00

100

1998

1998

3

20

496

6

0446

BOX FNC 6'

0 0

0 0

119.00 LF

25.00

25.00

100

2004

2004

3

22

655

7

0463

FENCE GATE

0 0

0 0

3.00 UT

300.00

300.00

100

2004

2004

3

64

576

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

100.00

100.00

10,000.00

SF

1.00

1.00

1.00

25.00

25.00

250,000

REVIEW DATE

06/17/2021

BY

KK

Total Acres:

0.00

Total Land Value:

250,000

Market:

0

Agricultural:

0

Common:

250,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1701

04

3,462

98.2800

139.31

482,291

1971

1980

0

0

67.50

32.50

1

OFFICE 1&2 - 0% - 2023

Heated Area: 3406

HX Base Yr

BLD DATE

06/17/2021

XF DATE

06/17/2021

INC DATE

KK

LGL DATE

06/17/2021

LAND DATE

AG DATE

KK

11 S

11TH ST, FERNANDINA BEACH

11

33

5

16

9

8

15

7

23

47

25

36

11

7

206.4

26.14

3

3

ULP

1996

BAS

1996

BAS

1993

FOP

2014

STP

2014

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2567/1892

5/24/2022

QC

U

I

11

100

GRANTOR: SALA & ASSOCIATES LLC

GRANTEE: 3GO LLC

2178/1618

2/16/2018

QC

U

V

11

100

GRANTOR: 11TH STREET LLC

GRANTEE: SALA & ASSOCIATES L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W63 S33 ULP=[YR=1996] S5 E12 S2 E5 S20 E5 N20
E1 BAS=[YR=1993] S25 E11 FOP=[YR=2014] S7 E1 STP=[YR=2014]
S3 E5 N3 W5\$ E6 N7 W7 \$ E36 N25 W47\$ E2 N8 W9 S1 W16 \$ E16 N1
E9 S8 E23 N7 E15 N33\$.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2