

ROMAN PM LLC
8691 HEATHER RUN DRIVE SOUTH
JACKSONVILLE, FL 32256

00-00-31-1800-0270-0270



BLOCK 270 LOTS 27 & 28
IN OR 2661/975
CITY OF FDNA BEACH

ROMAN PM LLC
8691 HEATHER RUN DRIVE SOUTH
JACKSONVILLE, FL 32256

2024

00-00-31-1800-0270-0270



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	07	CORK/VILE 80
Interior Floo	03	CONC FINSH 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 1100 STORES, 1 STORY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1005.0400

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	532	52,562
BAS	170	100	170	16,796
BAS	120	100	120	11,856
BAS	128	100	128	12,646
BAS	160	100	160	15,808
CDN	204	35	71	7,015

TOTALS 1,314 1,181 116,683

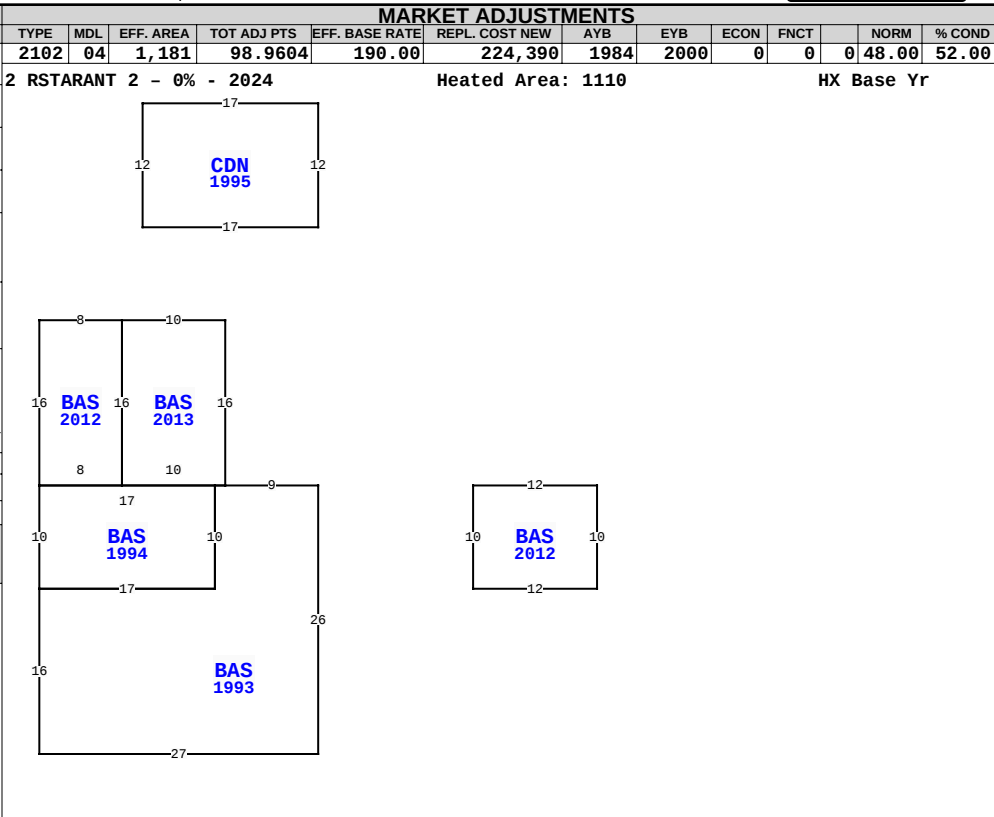
EXTRA FEATURES

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
11	0462	ST/AL FNC	0	0	16	6	96.00	SF	10.00	10.00	100	2005	2005	3	40	384	
12	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2011	2011	3	94	71	
13	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	100	2012	2012	3	93	967	
14	1076	TRELLIS A	0	0	8	4	32.00	SF	7.50	7.50	100	2012	2012	3	68	163	
15	1076	TRELLIS A	0	0	10	6	60.00	SF	7.50	7.50	100	2012	2012	3	68	306	
16	0810	CONCRETE A	0	0	0	0	120.00	SF	6.50	6.50	100	2012	2012	3	93	725	

LAND DESCRIPTION

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
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REVIEW DATE 01/07/2022 BY KK



218 ASH ST, FERNANDINA BEACH

BLD DATE	01/07/2022	KK	LGL DATE	
XF DATE	01/07/2022	KK	LAND DATE	01/07/2022
INC DATE	05/13/2023	REA	AG DATE	

TOTAL OB/XF 2,616

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
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Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY PAGE 2 of 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		369,317
TOTAL MARKET OB/XF VALUE		17,658
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		686,975
SOH/AGL Deduction		0
ASSESSED VALUE		686,975
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		686,975
TOTAL JUST VALUE		686,975
NCON VALUE		0
INCOME VALUE		596,100
PREVIOUS YEAR MKT VALUE		615,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080454	REPAIR/RRF	1,100	03/18/2008
20071192	H/AC	1,650	06/27/2007
20052902	SIGN	1,000	10/21/2005
20032307	ADDITION	5,000	01/08/2003
20010658	XFOB	2,000	04/16/2001
20010665	XFOB	1,000	04/16/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2661/975	8/15/2023	WD	Q	I	01	890,000
GRANTOR: DONGO JULIO LIVING TR						
GRANTEE: ROMAN PM LLC						
1754/1419	9/01/2011	WD	Q	I	02	500,000
GRANTOR: GOLDMAN LOUIS E JR &						
GRANTEE: DONGO JULIO TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 BAS=[YR=2013] N16 W10 BAS=[YR=2012] W8 S16 BAS=[YR=1994] S10 E17 N10 W17\$ E8 N16\$ S16 E10\$ W1 S10 W17 S16 E27 N26\$ PTR= E15 BAS=[YR=2012] E12 S10 W12 N10\$ W15\$ PTR=N25 CDN=[YR=1995] N12 W17 S12 E17\$ S25\$.

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