BLK 271 THAT PT OF LOTS 20
& 21 LYING N OF R R R/W
IN OR 1896/498

DOC SS FLORIDA INVESTMENTS LLC
85109 HARTS RD
YULEE, FL 32097

2024

00-00-31-1800-0271-0201

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

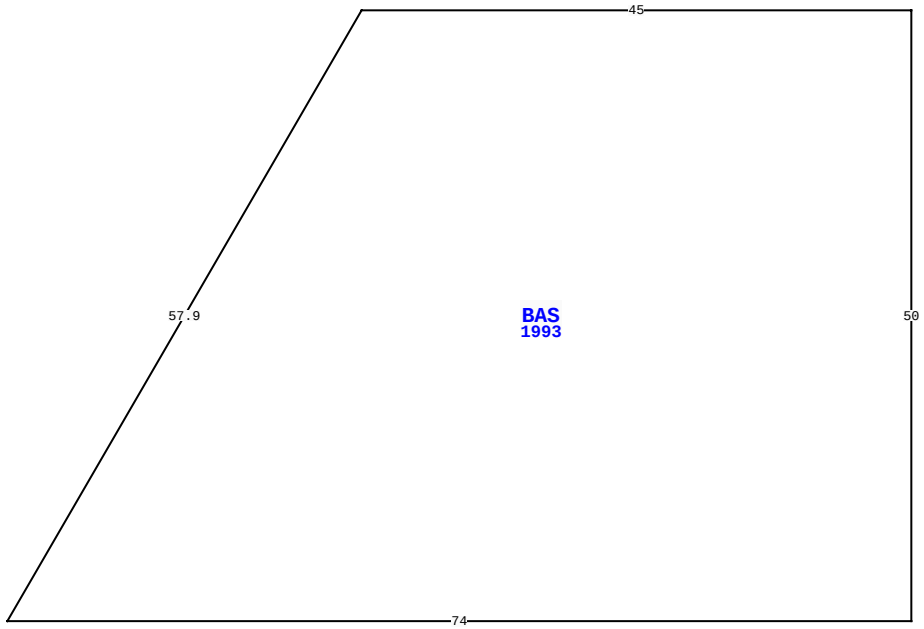
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,975	100	2,975	20,730
TOTALS	2,975		2,975	20,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,975	76.1460	34.84	103,649	1974	1974	0	0	0	80.00	20.00

1 STOR WAREH – 0% - 0 Heated Area: 2975 HX Base Yr



131 S 2ND ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	20,730
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	168,960
TOTAL MARKET VALUE	189,690
SOH/AGL Deduction	113,437
ASSESSED VALUE	76,253
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,253
TOTAL JUST VALUE	189,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011257	REPAIR/RRF	6,000	06/15/2001
990878	REMODEL	3,000	07/20/1999
7976	REPAIR/RRF	850	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1896/0498	1/01/2014	QC	U	I	11	100
GRANTOR: SAVEDOFF STUART						
GRANTEE: DOC SS FLORIDA INVE						
0856/0344	11/18/1998	WD	Q	I		92,000
GRANTOR: HAWKINS CAROLYN A						
GRANTEE: SAVEDOFF STUART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 D50 L29 E74 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	004800	C	WAREHOUSE	0	0003	MU-1	50.00	52.00	3,072.00	SF		1.00	1.00	1.00	55.00	55.00	168,960							

REVIEW DATE 01/07/2022 BY KK Total Acres: 0.00 Total Land Value: 168,960 Market: 0 Agricultural: 0 Common: 168,960 PRINTED 08/06/2024 BY SYS