

BLOCK 316 LOTS S1/2 OF 2 &
ALL LOTS 3 & 6 W OF HWY &
S1/2 OF LOT 7 W OF HWY

ROCKET LEASING LLC
700 BARRINGTON DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0316-0022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	08	SHT VINYL 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality 06 Quality Level 06

DOR CODE 1700OFFICE BUILDINGS

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 1095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	99,319
BAS	1,749	100	1,749	263,194
FEP	102	80	82	12,339
STP	24	10	2	301
STP	95	10	10	1,505
STP	120	10	12	1,806
UEP	96	60	58	8,728

TOTALS 2,846 2,573 387,193

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	0803	ASPHALT C	0	0	0	7,415.00	SF	2.00	2.00	100	1984	1984	3	50	7,415	
2	0811	CONCRETE B	0	0	0	354.00	SF	5.20	5.20	100	1984	1984	3	44	810	
3	0402	CONC BUMPE	0	0	0	7.00	UT	25.00	25.00	100	1984	1984	3	56	98	
4	1242	WD DECK A	0	0	0	581.00	SF	10.00	10.00	100	2016	2016	3	74	4,299	
5	0446	BOX FNC 6'	0	0	0	8.00	LF	20.00	20.00	100	2016	2016	3	74	118	
6	1242	WD DECK A	0	0	10	80.00	SF	10.00	10.00	100	2016	2016	3	74	592	
7	0424	CL FNC 6'	0	0	0	15.00	LF	20.00	20.00	100	2010	2010	3	78	234	
8	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	78	468	
9	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	2016	2016	3	90	405	

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
1	001700	C	1STORY OFF	0	0003	CI	156.00	150.00	19,166.00	SF		1.00	1.00	1.00	12.50	12.50	239,575							

REVIEW DATE 02/21/2024 BY DC

MARKET ADJUSTMENTS														HEATED AREA: 2491				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
1701	04	2,573	123.4397	174.98	450,224	1984	2005	0	0	0	14.00	86.00									
1 OFFICE 1&2 - 0% - 2024																					

1553 S 8TH ST, FERNANDINA BEACH

BLD DATE 01/20/2022 XF DATE 01/20/2022 INC DATE

KK LGL DATE 05/25/2023 LAND DATE AG DATE

DC

TOTAL OB/XF 14,439

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3	0402	CONC BUMPE	0	0	0	7.00	UT	25.00	25.00	100	1984	1984	3	56	98	
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NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		387,193
TOTAL MARKET OB/XF VALUE		14,439
TOTAL LAND VALUE - MARKET		239,575
TOTAL MARKET VALUE		641,207
SOH/AGL Deduction		0
ASSESSED VALUE		641,207
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		641,207
TOTAL JUST VALUE		641,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015305		45,000	11/30/2023
230015305	REMODEL SPACES	45,000	11/30/2023
17000200	DEMOLITION	800	01/17/2017
B1631947	REMODEL	34,365	03/01/2016
230007868		45,000	

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2691/1963	12/20/2023	WD U	I 11
GRANTOR: BRADLEY ROCKATONIA			
GRANTEE: ROCKET LEASING LLC			
2661/1241	8/11/2023	SW Q	I 01
GRANTOR: WEISS LANDHOLDINGS LL			
GRANTEE: BRADLEY ROCKATONIA			
SALE PRICE 100			
765,000			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1994] W53 FEP=[YR=1994] W6 BAS=[YR=1993] W20 S33 E4 STP=[YR=2014] S6 E4 N6 W4\$ E16 UEP=[YR=2016] E4 STP=[YR=2016] S6 E5 N1 E13 N5 W18\$ E2 N16 W6 S16\$ N33\$ S17 E6 N17 \$ S33 E22 STP=[YR=2016] S6 E5 N1 E18 N5 W23\$ E31 N33\$.			

05/25/2023 DC

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Total Acres: 0.00

Total Land Value: 239,575

Market: 0

Agricultural: 0

Common: 239,575

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