CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

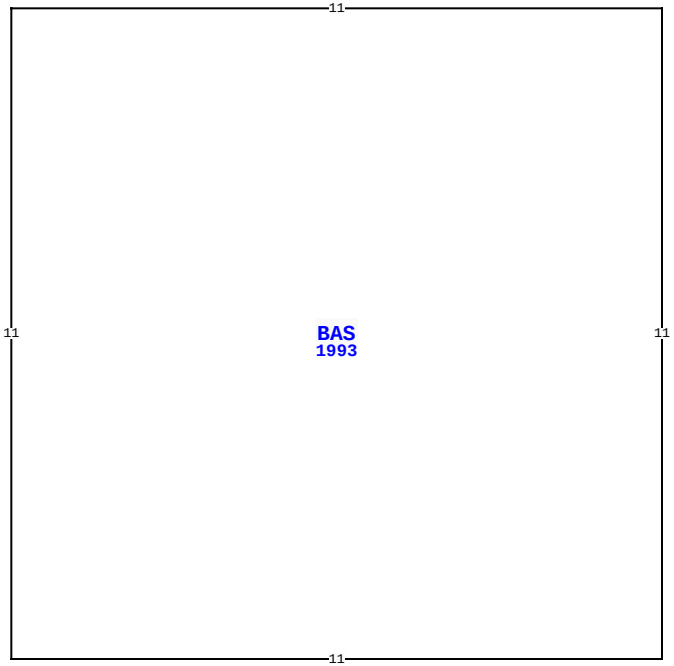
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		3 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	121	100	121	6,513
TOTALS	121		121	6,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	121	80.7975	114.53	13,858	1985	1985	0	0	0	53.00	47.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 121 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220302	XFOB- ROLL UP DR	0	08/24/2022
20210240	REMODEL	108,250	02/01/2022
20210179	XFOB	0	07/15/2021
20200004	XFOB - PARKING AR	0	01/28/2021
20200039	ROOF	2,236	10/28/2020
20190071	XFOB	56,177	08/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S11 E11 N11$.

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	0093	MANL GATE	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1990	1990	3	20	240	
2	0803	ASPHALT C	0	0	0	0	647,557.00	SF	2.00	2.00	100	1975	1975	3	50	647,557	
3	0812	CONCRETE C	0	0	0	0	181,046.00	SF	4.00	4.00	100	1975	1975	3	26	188,288	
4	0971	ST LGHT OV	0	0	0	0	184.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	57,224	
5	0972	ST LGHT UN	0	0	0	0	87.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	44,022	
6	0680	POLE SHED	0	0	8	11	88.00	SF	10.00	10.00	100	1989	1989	3	20	176	
7	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	20	700	
8	0819	CONC 12"	0	0	212	93	19,716.00	SF	9.50	9.50	100	1990	1990	3	59.5	111,445	
9	0819	CONC 12"	0	0	0	0	10,852.00	SF	9.50	9.50	100	1985	1985	3	47	48,454	
10	0819	CONC 12"	0	0	0	0	18,039.00	SF	9.50	9.50	100	1975	1975	3	26	44,556	

TOTAL OB/XF 1,142,662

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	004200	C	HEAVY MFG.	0	0001	I-2	0.00	0.00	14,073,112.00	SF		1.00	1.00	0.90	1.75	1.58	14,290,151							
2	009620	C	MARSH	0	0001	I-2	0.00	0.00	20.84	AC		1.00	1.00	1.00	100.00	100.00	2,084							

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

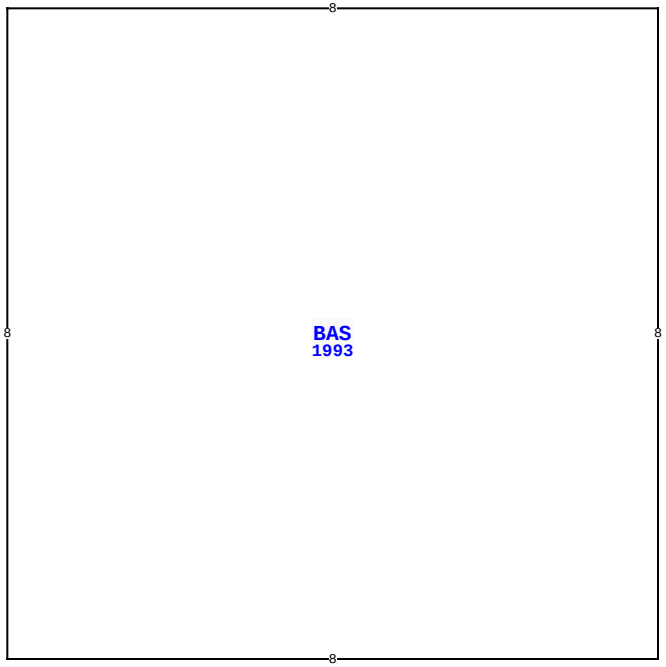
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100	64	2,025
TOTALS	64		64	2,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	64	54.4320	77.16	4,938	1983	1983	0	0	0	59.00	41.00

2 OFFICE 1&2 – 0% - 0 Heated Area: 64 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190072	XFOB - LOADING DO	43,234	08/26/2019
20190058	ELEC-WALKWAY LIGH	2,400	07/12/2019
20183044	XFOB GUARD HOUSE	245,972	08/30/2018
20152012	FIRE SPRNK	35,243	08/31/2015
20080262	H/AC	0	02/21/2008
2002880	REPAIR/RRF	21,000	05/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 S8 E8 N8$.

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
11	0819	CONC 12"	0	0	0	0	1,815.00	SF	9.50	9.50	100	1980	1980	3	32.5	5,604	
12	0730	LOAD RAMP	0	0	77	13	1,001.00	LF	8.10	8.10	100	1980	1980	3	73.5	5,959	
13	0730	LOAD RAMP	0	0	0	0	2,736.00	LF	8.10	8.10	100	1983	1983	3	79	17,508	
14	0430	CL FNC 6B	0	0	0	0	844.00	LF	9.70	9.70	100	1985	1985	3	22	1,801	
15	0431	CL FNC 8B	0	0	0	0	4,601.00	LF	12.50	12.50	100	1985	1985	3	22	12,653	
16	0426	CL FNC 12'	0	0	0	0	419.00	LF	15.60	15.60	100	1985	1985	3	22	1,438	
17	0425	CL FNC 8'	0	0	0	0	1,004.00	LF	10.65	10.65	100	1985	1985	3	22	2,352	
18	0424	CL FNC 6'	0	0	0	0	1,142.00	LF	20.00	20.00	100	1985	1985	3	22	5,025	
19	0850	PEBBLE WLK	0	0	0	0	291.00	SF	3.50	3.50	100	1980	1980	3	32.5	331	
20	0820	WOOD WALK	0	0	0	0	563.00	SF	11.75	11.75	100	1980	1980	3	40	2,646	

TOTAL OB/XF 55,317

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

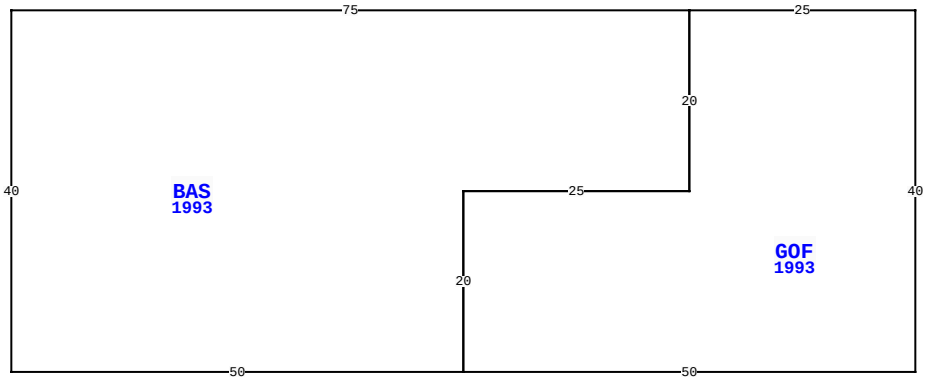
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2,500	43,513
GOF	1,500	210	3,150	54,826
TOTALS	4,000		5,650	98,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	5,650	76.0838	34.81	196,676	1983	1983	0	0	0	50.00	50.00

3 PREFAB MTL – 0% - 0 Heated Area: 4000 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5230	XFOB	4,800	02/17/1989
5211	XFOB	9,600	02/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W75 S40 E50 GOF=[YR=1993] E50 N40 W25 S20 W25 S20$ N20 E25 N20$.

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
21	0422	CL FNC 4'	0	0	0	0	951.00	LF	15.00	15.00	100	1985	1985	3	22	3,138	
22	1132	REINFR 12	0	0	0	0	1,203.00	SF	7.40	7.40	100	1983	1983	3	79	7,033	
23	1132	REINFR 12	0	0	0	0	956.00	SF	7.40	7.40	100	1983	1983	3	79	5,589	
24	1132	REINFR 12	0	0	0	0	1,050.00	SF	7.40	7.40	100	1983	1983	3	79	6,138	
25	1132	REINFR 12	0	0	0	0	2,616.00	SF	7.40	7.40	100	1983	1983	3	79	15,293	
26	0680	POLE SHED	0	0	9	7	63.00	SF	10.00	10.00	100	1989	1989	3	20	126	
27	1132	REINFR 12	0	0	0	0	4,536.00	SF	7.40	7.40	100	1983	1983	3	79	26,517	
28	1132	REINFR 12	0	0	14	9	126.00	SF	7.40	7.40	100	1983	1983	3	79	737	
29	1132	REINFR 12	0	0	0	0	860.00	SF	7.40	7.40	100	1983	1983	3	79	5,028	
30	1132	REINFR 12	0	0	57	14	798.00	SF	7.40	7.40	100	1983	1983	3	79	4,665	

TOTAL OB/XF 74,264

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

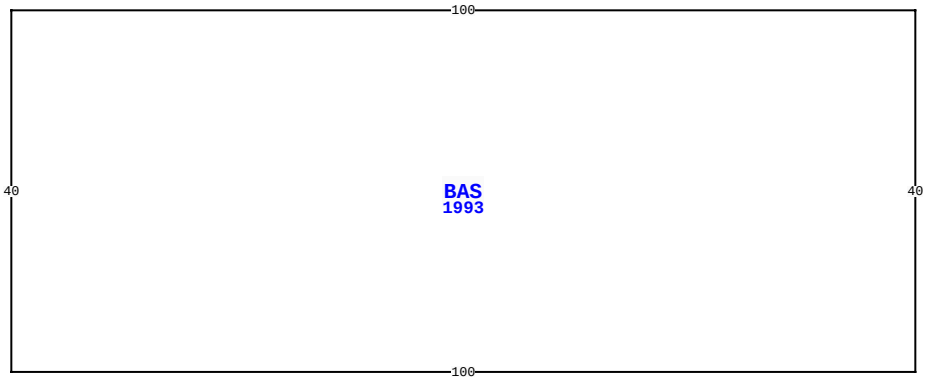
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	4,000	71,080
TOTALS	4,000		4,000	71,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	4,000	77.6880	35.54	142,160	1981	1981	0	0	0	50.00	50.00

4 PREFAB MTL – 0% - 0 Heated Area: 4000 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S40 E100 N40$.

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
31	0422	CL FNC 4'	0	0	0	0	1,852.00	LF	7.50	7.50	100	1985	1985	3	22	3,056	
32	0819	CONC 12"	0	0	80	12	960.00	SF	9.50	9.50	100	1981	1981	3	35	3,192	
33	0819	CONC 12"	0	0	80	10	800.00	SF	9.50	9.50	100	1980	1980	3	32.5	2,470	
34	0819	CONC 12"	0	0	20	6	120.00	SF	9.50	9.50	100	1980	1980	3	32.5	371	
35	0940	SHEDS/PORT	0	0	11	4	44.00	SF	30.00	30.00	100	1980	1980	3	20	264	
36	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1970	1970	3	100	500	
37	0680	POLE SHED	0	0	9	14	126.00	SF	10.00	10.00	100	1985	1985	3	20	252	
38	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1970	1970	3	100	500	
39	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
40	7010	SILO CONC	0	0	0	0	2.00	UT	450,000.00	450,000.00	100	1983	1983	3	30	270,000	

TOTAL OB/XF 280,797

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

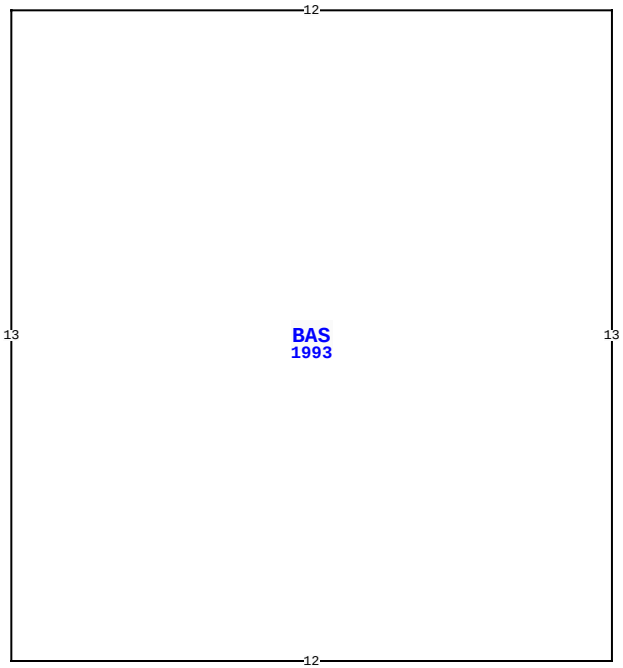
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100	156	8,816
TOTALS	156		156	8,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	156	63.7875	107.64	16,792	1985	1985	0	0	0	47.50	52.50

5 RSTRM BLDG – 0% - 0 Heated Area: 156 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S13 E12 N13$.

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
41	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
42	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1985	1985	3	20	384	
43	2010	RVLT DR 6"	0	0	0	0	1.00	UT	21,000.00	21,000.00	100	1980	1980	3	73.5	15,435	
44	2010	RVLT DR 6"	0	0	0	0	1.00	UT	21,000.00	21,000.00	100	1955	1955	3	32	6,720	
45	1089	HYDRL RAMP	0	0	0	0	6.00	UT	5,500.00	5,500.00	100	1980	1980	3	50	16,500	
46	2025	PNMTC UNIT	0	0	0	0	1.00	UT	14,500.00	14,500.00	100	1990	1990	3	86	12,470	
47	0940	SHEDS/PORT	0	0	7	10	70.00	SF	30.00	30.00	100	1990	1990	3	20	420	
48	2025	PNMTC UNIT	0	0	0	0	1.00	UT	14,500.00	14,500.00	100	1990	1990	3	86	12,470	
49	0410	ELEVATOR	0	0	0	0	1.00	UT	30,000.00	30,000.00	100	1980	1980	3	100	30,000	
50	0412	PERSN LIFT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	1985	1985	3	100	7,500	

TOTAL OB/XF 102,379

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

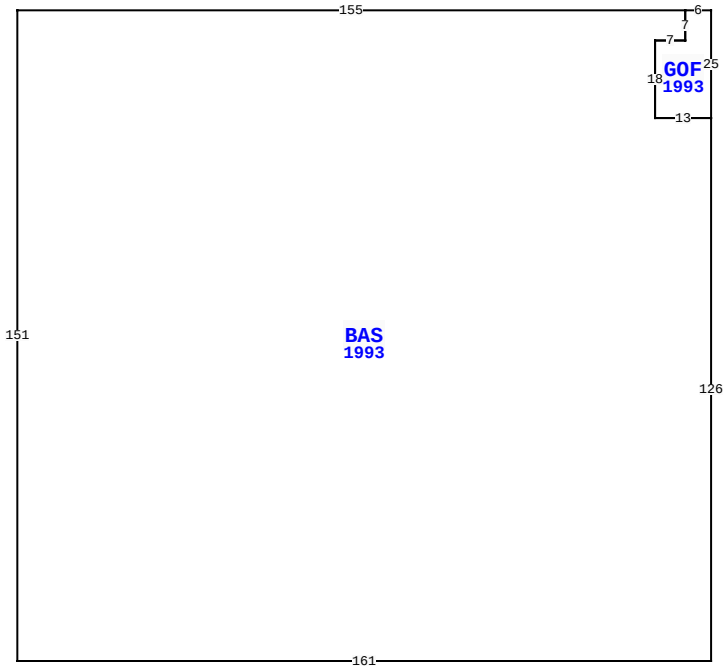
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	24,035	100	24,035	478,056
GOF	276	210	580	11,536
TOTALS	24,311		24,615	489,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	24,615	86.9535	39.78	979,185	1985	1985	0	0	0	50.00	50.00

6 PREFAB MTL – 0% - 0 Heated Area: 24311 HX Base Yr



BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

600 N 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W155 S151 E161 N126 GOF=[YR=1993] N25 W6 S7 W7 S18 E13$ W13 N18 E7 N7$.

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
51	0819	CONC 12"	0	0	9	31	279.00	SF	9.50	9.50	100	1982	1982	3	38	1,007	
52	0819	CONC 12"	0	0	49	6	294.00	SF	9.50	9.50	100	1982	1982	3	38	1,061	
53	0411	F ELEVATOR	0	0	0	0	1.00	UT	85,000.00	85,000.00	100	1980	1980	3	100	85,000	
54	0412	PERSN LIFT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	1980	1980	3	100	7,500	
55	0411	F ELEVATOR	0	0	0	0	1.00	UT	85,000.00	85,000.00	100	1980	1980	3	100	85,000	
56	0411	F ELEVATOR	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1980	1980	3	100	60,000	
57	0411	F ELEVATOR	0	0	0	0	1.00	UT	35,000.00	35,000.00	100	1980	1980	3	100	35,000	
58	0411	F ELEVATOR	0	0	0	0	1.00	UT	165,000.00	165,000.00	100	1980	1980	3	100	165,000	
59	1089	HYDRL RAMP	0	0	0	0	2.00	UT	5,500.00	5,500.00	100	1985	1985	3	50	5,500	
60	0966	FIRE SPRNK	0	0	0	0	12,950.00	SF	3.00	3.00	100	1970	1970	3	60	23,310	

TOTAL OB/XF 468,378

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

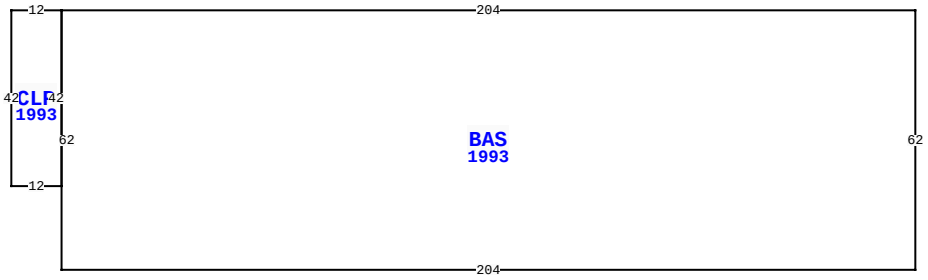
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,648	100	12,648	93,949
CLP	504	60	302	2,243
TOTALS	13,152		12,950	96,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	12,950	81.1890	37.14	480,963	1970	1970	0	0	0	80.00	20.00

7 STOR WAREH – 0% - 0 Heated Area: 12648 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W204 CLP=[YR=1993] W12 S42 E12 N42$ S62 E204 N62$.

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
61	0966	FIRE SPRNK	0	0	0	0	37,001.00	SF	3.00	3.00	100	1976	1976	3	60	66,602	
62	1089	HYDRL RAMP	0	0	0	0	3.00	UT	5,500.00	5,500.00	100	1976	1976	3	50	8,250	
63	0966	FIRE SPRNK	0	0	0	0	3,120.00	SF	3.00	3.00	100	1986	1986	3	60	5,616	
64	0966	FIRE SPRNK	0	0	0	0	5,801.00	SF	3.00	3.00	100	1984	1984	3	60	10,442	
65	0966	FIRE SPRNK	0	0	0	0	721.00	SF	3.00	3.00	100	1982	1982	3	60	1,298	
66	0966	FIRE SPRNK	0	0	0	0	179,896.00	SF	3.00	3.00	100	1955	1955	3	60	323,813	
67	0966	FIRE SPRNK	0	0	0	0	41,344.00	SF	3.00	3.00	100	1960	1960	3	60	74,419	
68	0966	FIRE SPRNK	0	0	0	0	28,049.00	SF	3.00	3.00	100	1948	1948	3	60	50,488	
69	0966	FIRE SPRNK	0	0	0	0	10,217.00	SF	3.00	3.00	100	1970	1970	3	60	18,391	
70	0966	FIRE SPRNK	0	0	0	0	18,274.00	SF	3.00	3.00	100	1948	1948	3	60	32,893	

LAND DESCRIPTION

TOTAL OB/XF 592,212

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

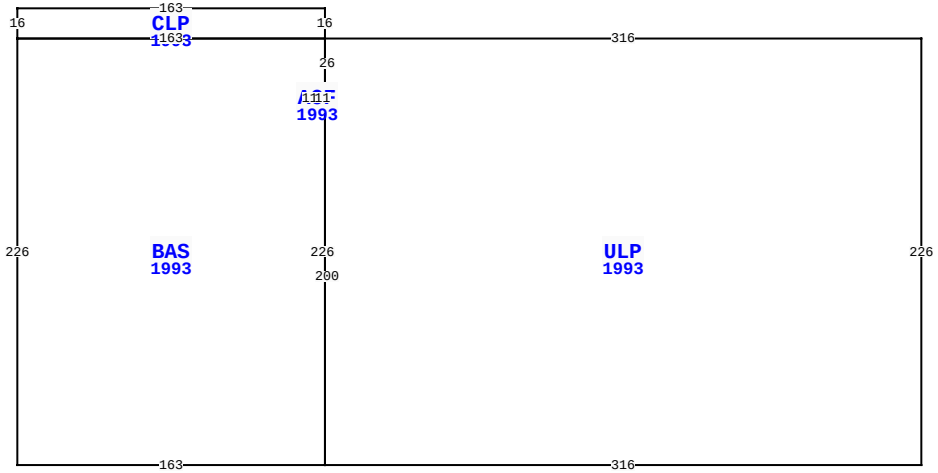
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 80
Exterior Wall	29	NONE 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	88	185	163	1,130
BAS	36,838	100	36,838	255,287
CLP	2,608	60	1,565	10,845
ULP	71,416	30	21,425	148,475
TOTALS	110,950		59,991	415,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	59,991	75.7462	34.65	2,078,688	1976	1976	0	0	0	80.00	20.00

8 STOR WAREH – 0% - 0 Heated Area: 36926 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CLP=[YR=1993] W163 S16 BAS=[YR=1993] S226 E163 ULP=[YR=1993] E316 N226 W316 S26 AOF=[YR=1993] W8 S11 E8 N11$ S200$ N226 W163$ E163 N16$.

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
71	0966	FIRE SPRNK	0	0	0	0	5,972.00	SF	3.00	3.00	100	1982	1982	3	60	10,750	
72	0966	FIRE SPRNK	0	0	0	0	4,964.00	SF	3.00	3.00	100	1950	1950	3	60	8,935	
73	0966	FIRE SPRNK	0	0	0	0	11,748.00	SF	3.00	3.00	100	1938	1938	3	60	21,146	
74	0966	FIRE SPRNK	0	0	0	0	27,391.00	SF	3.00	3.00	100	1938	1938	3	60	49,304	
75	0966	FIRE SPRNK	0	0	0	0	7,092.00	SF	3.00	3.00	100	1960	1960	3	60	12,766	
76	0966	FIRE SPRNK	0	0	0	0	4,329.00	SF	3.00	3.00	100	1938	1938	3	60	7,792	
77	0966	FIRE SPRNK	0	0	0	0	5,676.00	SF	3.00	3.00	100	1938	1938	3	60	10,217	
78	0966	FIRE SPRNK	0	0	0	0	3,910.00	SF	3.00	3.00	100	1948	1948	3	60	7,038	
79	0964	HALON SYST	0	0	0	0	4,590.00	SF	50.00	50.00	100	1975	1975	3	60	137,700	
80	0966	FIRE SPRNK	0	0	0	0	102,640.00	SF	3.00	3.00	100	1948	1948	3	60	184,752	

TOTAL OB/XF 450,400

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		23 100
RMS		2 100
Stories	3.5	3.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

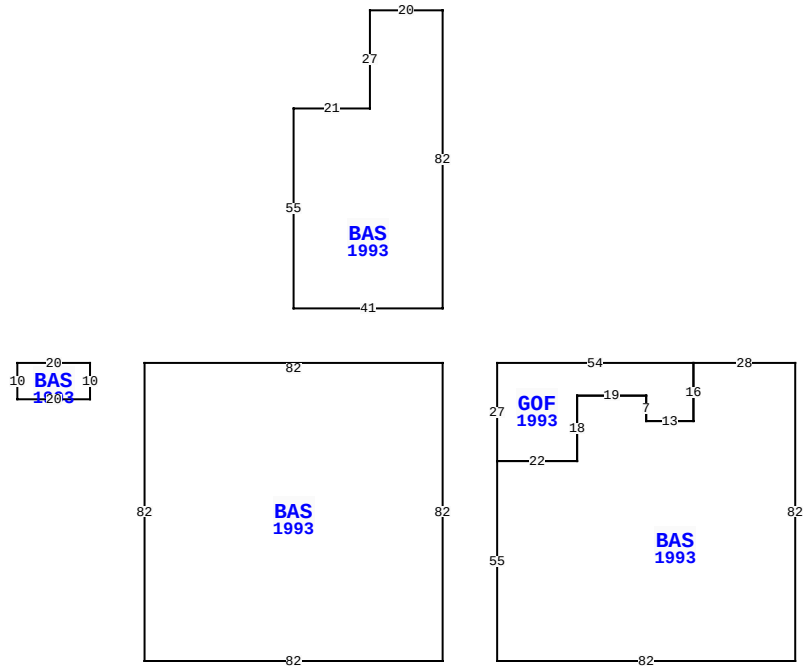
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	200	4,880
BAS	2,795	100	2,795	68,200
BAS	5,751	100	5,751	140,329
BAS	6,724	100	6,724	164,071
GOF	973	210	2,043	49,851
TOTALS	16,443		17,513	427,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	17,513	93.8277	51.37	899,643	1976	1976	0	0	20	32.50	47.50

9 LGHT MANUF – 0% - 0 Heated Area: 16443 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W82 S82 E82 N82$ PTR= E15GOF=[YR=1993] E54 BAS=[YR=1993] E28 S82 W82 N55 E22 N18 E19 S7 E13 N16 $ S16 W13 N7 W19 S18 W22 N27$ W15$ PTR= N15 BAS=[YR=1993] N82 W20 S27 W21 S55 E41$ S15$ PTR= W97 BAS=[YR=1993] W20 S10 E20 N10$ E97$.

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
81	0966	FIRE SPRNK	0	0	0	0	140,556.00	SF	3.00	3.00	100	1970	1970	3	60	253,001	
82	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1982	1982	3	20	378	
83	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1986	1986	3	20	378	
84	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1986	1986	3	20	378	
85	0940	SHEDS/PORT	0	0	7	7	49.00	SF	30.00	30.00	100	1986	1986	3	20	294	
86	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1986	1986	3	20	378	
87	0940	SHEDS/PORT	0	0	10	7	70.00	SF	30.00	30.00	100	1986	1986	3	20	420	
88	0940	SHEDS/PORT	0	0	7	7	49.00	SF	30.00	30.00	100	1986	1986	3	20	294	
89	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1986	1986	3	20	378	
90	0940	SHEDS/PORT	0	0	11	7	77.00	SF	30.00	30.00	100	1986	1986	3	20	462	

TOTAL OB/XF 256,361

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover		N/A 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		17 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

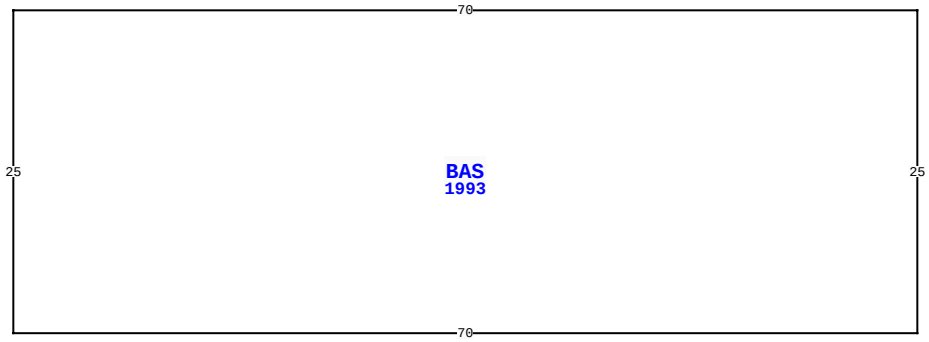
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1,750	33,425
TOTALS	1,750		1,750	33,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	1,750	73.4348	40.21	70,368	1976	1976	0	0	20	32.50	47.50

11 LGHT MANUF – 0% - 0 Heated Area: 1750 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S25 E70 N25$.

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
91	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1986	1986	3	20	378	
92	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1986	1986	3	20	378	
93	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1986	1986	3	20	378	
94	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1986	1986	3	20	378	
95	0511	GARAGE CB-	0	0	21	18	378.00	SF	40.00	40.00	100	1960	1960	3	20	3,024	
96	0940	SHEDS/PORT	0	0	7	7	49.00	SF	30.00	30.00	100	1986	1986	3	20	294	
97	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1986	1986	3	20	378	
98	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1986	1986	3	20	378	
99	0940	SHEDS/PORT	0	0	18	12	216.00	SF	30.00	30.00	100	1990	1990	3	20	1,296	
100	0940	SHEDS/PORT	0	0	9	9	81.00	SF	30.00	30.00	100	1980	1980	3	20	486	

TOTAL OB/XF 7,368

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

REVIEW DATE 04/23/2024 **BY** TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 **PRINTED** 08/06/2024 **BY** SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	09	ENG PACKGE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

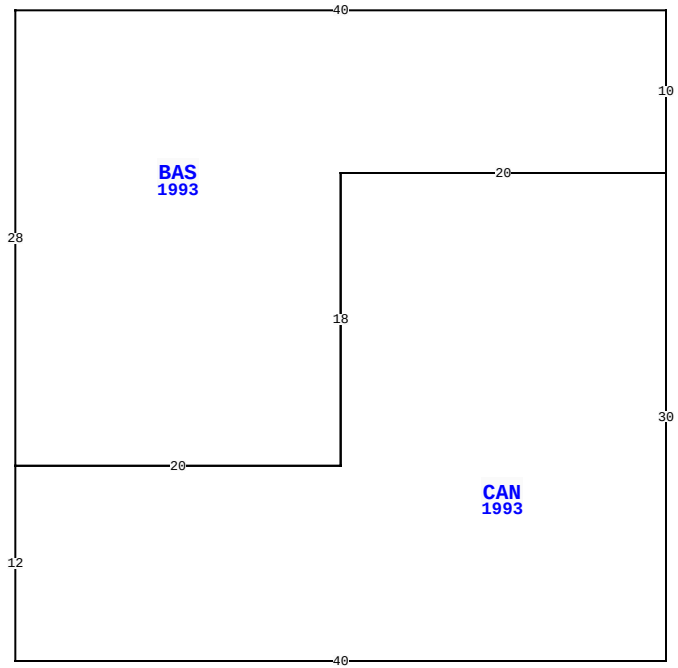
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	760	26,347
CAN	840	30	252	8,736
TOTALS	1,600		1,012	35,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	1,012	111.0957	60.82	61,550	1982	1982	0	0	20	23.00	57.00

12 LGHT MANUF – 0% - 0 Heated Area: 760 HX Base Yr



BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

600 N 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S28 CAN=[YR=1993] S12 E40 N30 W20 S18 W20$ E20 N18 E20 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
101	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	1975	1975	3	20	2,016	
102	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1985	1985	3	20	576	
103	0511	GARAGE CB-	0	0	22	12	264.00	SF	40.00	40.00	100	1970	1970	3	21	2,218	
104	0803	ASPHALT C	0	0	0	0	61,968.00	SF	2.00	2.00	100	1990	1990	3	50	61,968	
105	2520	FIELD LGHT	0	0	0	0	1.00	UT	22,500.00	22,500.00	100	2005	2005	3	24	5,400	
106	0803	ASPHALT C	0	0	0	0	10,000.00	SF	2.00	2.00	100	1990	1990	3	50	10,000	
107	0803	ASPHALT C	0	0	0	0	34,550.00	SF	2.00	2.00	100	1990	1990	3	50	34,550	
108	0730	LOAD RAMP	0	0	68	12	816.00	LF	20.25	20.25	100	2020	2020	3	100	16,524	
109	0350	CARPORT WD	0	0	140	20	2,800.00	SF	13.00	13.00	100	2015	2015	3	70	25,480	
110	1132	REINFR 12	0	0	0	0	560.00	SF	7.40	7.40	100	2021	2021	3	100	4,144	

TOTAL OB/XF 162,876

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	04	REIN CONC 100
Story Height		16 100
RMS		3 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

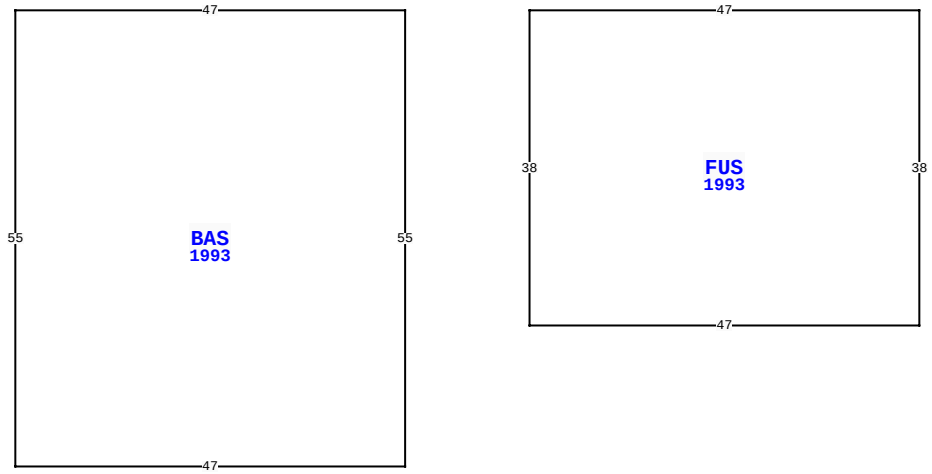
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,585	100	2,585	69,031
FUS	1,786	100	1,786	47,694
TOTALS	4,371		4,371	116,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	4,371	102.6938	56.22	245,738	1976	1976	0	0	20	32.50	47.50

13 LGHT MANUF – 0% - 0 Heated Area: 4371 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S55 E47 N55$ PTR= E15 FUS=[YR=1993] E47 S38 W47 N38$ W15$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	07	SPECIAL 100
Story Height		30 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

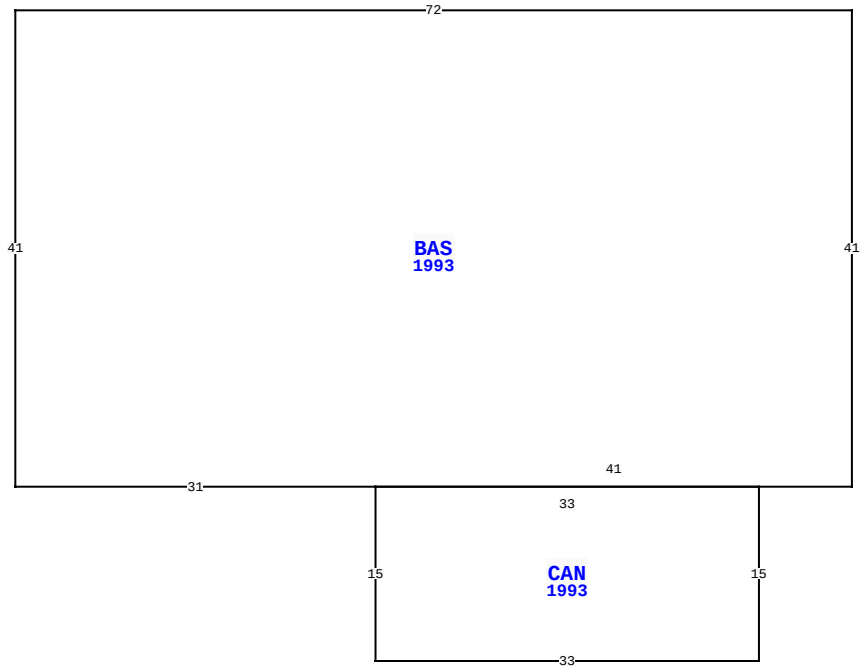
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,952	100	2,952	121,375
CAN	495	30	148	6,085
TOTALS	3,447		3,100	127,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	3,100	147.2515	80.62	249,922	1990	1990	0	0	35	14.00	51.00

14 LGHT MANUF – 0% - 0 Heated Area: 2952 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W72 S41 E31 CAN=[YR=1993] S15 E33 N15 W33$ E41 N41$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

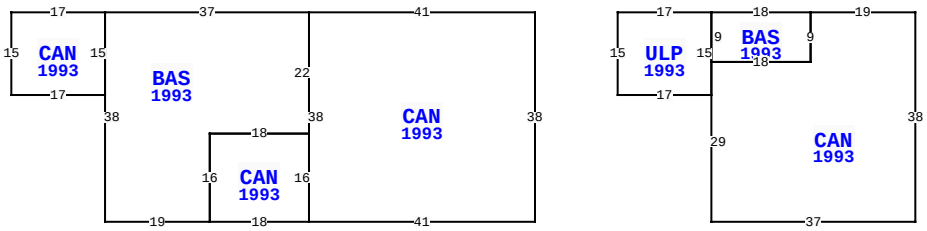
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		27 100
RMS		2 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	162	100	162	5,191
BAS	1,118	100	1,118	35,824
CAN	255	30	76	2,435
CAN	288	30	86	2,756
CAN	1,244	30	373	11,952
CAN	1,558	30	467	14,964
ULP	255	30	76	2,435
TOTALS	4,880		2,358	75,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	2,358	114.7668	62.83	148,153	1990	1990	0	0	35	14.00	51.00

15 LGHT MANUF – 0% - 0 Heated Area: 1280 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W41 BAS=[YR=1993] W37 CAN=[YR=1993] W17 S15 E17 N15$ S38 E19 CAN=[YR=1993] E18 N16 W18 S16$ N16 E18 N22$ S38 E41 N38$ PTR= E15 ULP=[YR=1993] E17 BAS=[YR=1993] E18 CAN=[YR=1993] E19 S38 W37 N29 E18 N9 $ S9 W18 N9$ S15 W17 N15$ W15$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

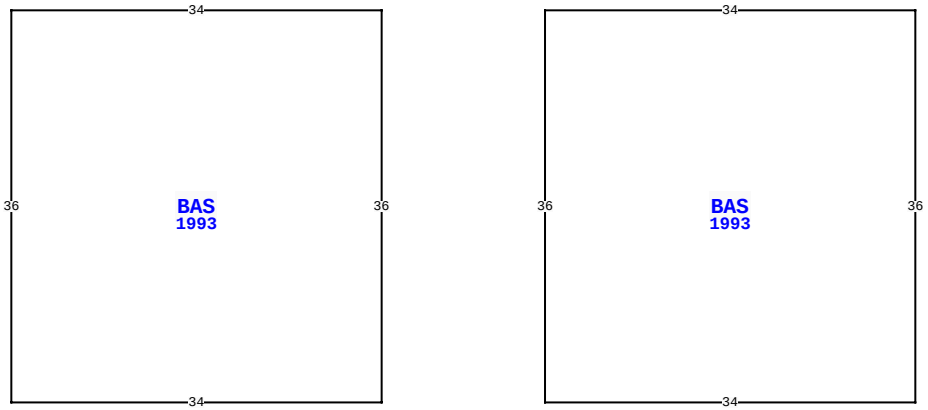
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	19,532
BAS	1,224	100	1,224	19,532
TOTALS	2,448		2,448	39,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	2,448	57.1536	31.29	76,598	1990	1990	0	0	35	14.00	51.00

16 LGHT MANUF – 0% - 0 Heated Area: 2448 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S36 E34 N36$ PTR= E15 BAS=[YR=1993] E34 S36 W34 N36$ W15$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

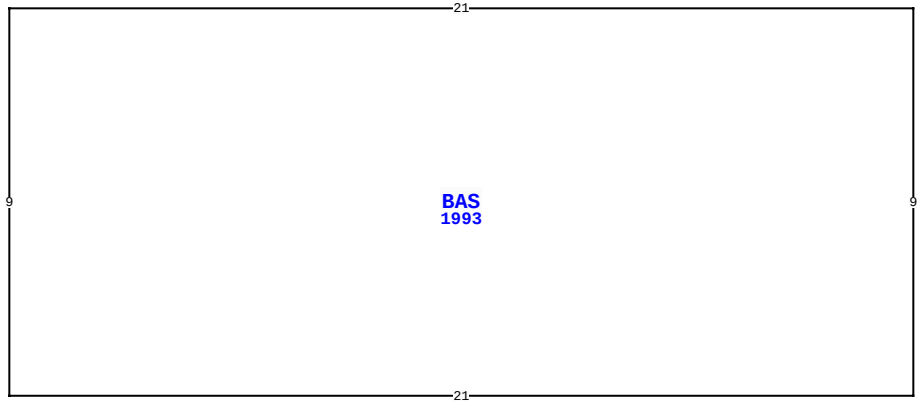
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	189	100	189	3,727
TOTALS	189		189	3,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	189	59.0436	32.33	6,110	1985	1985	0	0	20	19.00	61.00

17 LGHT MANUF – 0% - 0 Heated Area: 189 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S9 E21 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

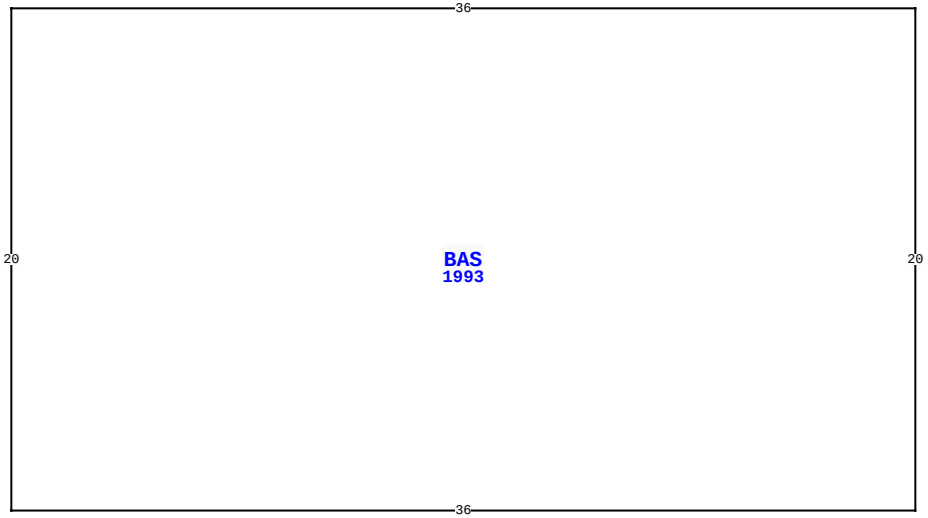
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	23	REINF CONC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 70
Interior Wall	01	MINIMUM 30
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	16,490
TOTALS	720		720	16,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	720	73.3925	40.18	28,930	1982	1982	0	0	20	23.00	57.00

19 LGHT MANUF – 0% - 0 Heated Area: 720 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S20 E36 N20$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

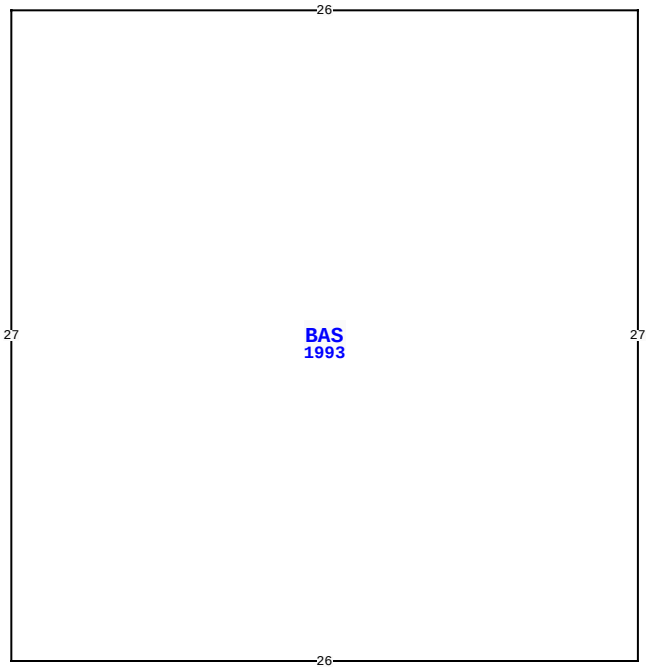
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	23	REINF CONC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 70
Interior Wall	01	MINIMUM 30
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	702	100	702	16,077
TOTALS	702		702	16,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	702	73.3925	40.18	28,206	1982	1982	0	0	20	23.00	57.00

20 LGHT MANUF – 0% - 0 Heated Area: 702 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S27 E26 N27$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

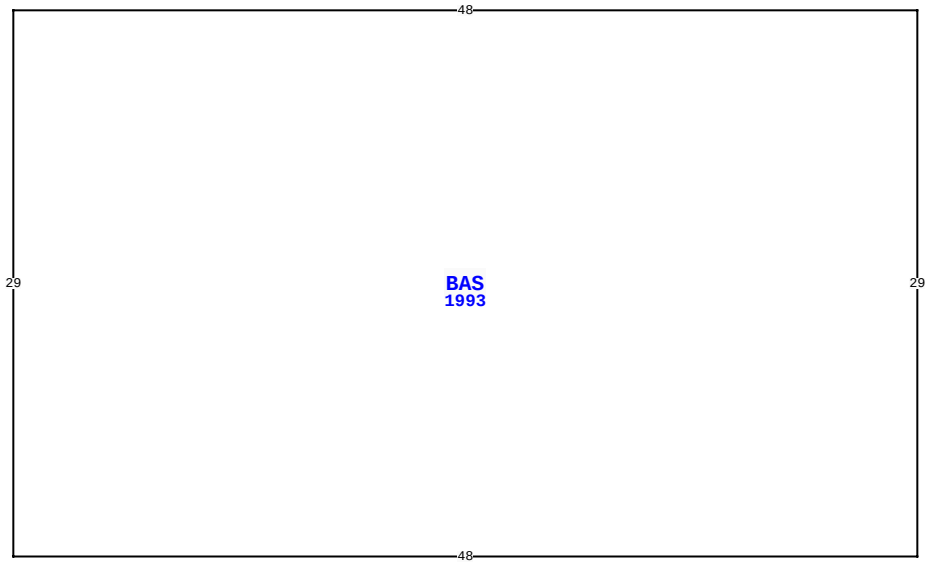
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	36,291
TOTALS	1,392		1,392	36,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	1,392	101.3176	55.47	77,214	1982	1982	0	0	30	23.00	47.00

21 LGHT MANUF – 0% - 0 Heated Area: 1392 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
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TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S29 E48 N29$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		22 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

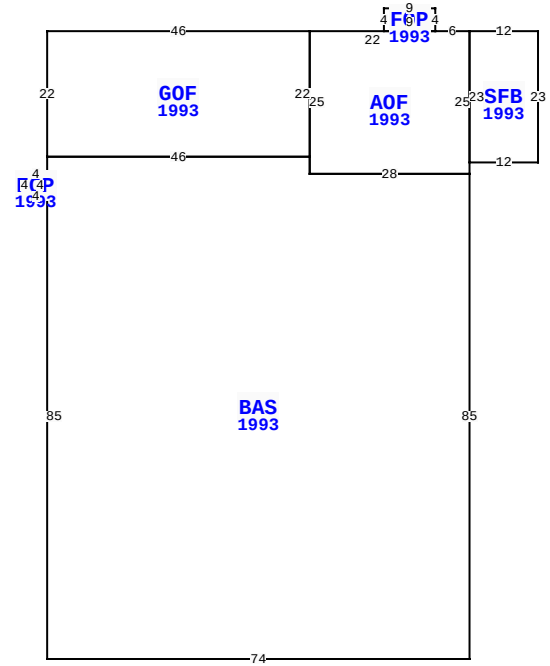
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	700	185	1,295	29,708
BAS	6,428	100	6,428	147,459
FOP	16	50	8	184
FOP	36	50	18	413
GOF	1,012	210	2,125	48,748
SFB	276	80	221	5,070
TOTALS	8,468		10,095	231,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	10,095	83.8020	45.88	463,159	1989	1989	0	0	35	15.00	50.00

23 LGHT MANUF – 0% - 0 Heated Area: 8361 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W12 AOF=[YR=1993] W6 FOP=[YR=1993] N4 W9 S4 E9$ W22 GOF=[YR=1993] W46 S22 BAS=[YR=1993] S3 FOP=[YR=1993] W4 S4 E4 N4$ S85 E74 N85 W28 N3 W46$ E46 N22$ S25 E28 N25$ S23 E12 N23$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

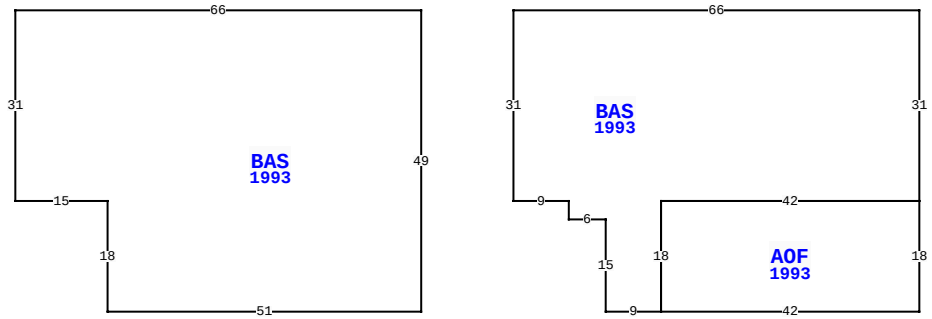
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	756	185	1,399	15,776
BAS	2,226	100	2,226	25,103
BAS	2,964	100	2,964	33,425
TOTALS	5,946		6,589	74,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4807	06	6,589	82.1736	37.59	247,681	1980	1980	0	0	20	50.00	30.00

24 PREFAB MTL – 0% - 0 Heated Area: 5946 HX Base Yr



BLD DATE	04/11/2019	KK
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

600 N 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S31 E15 S18 E51 N49$ PTR= E15 BAS=[YR=1993] E66 S31 AOF=[YR=1993] S18 W42 N18 E42$ W42 S18 W9 N15 W6 N3 W9 N31$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

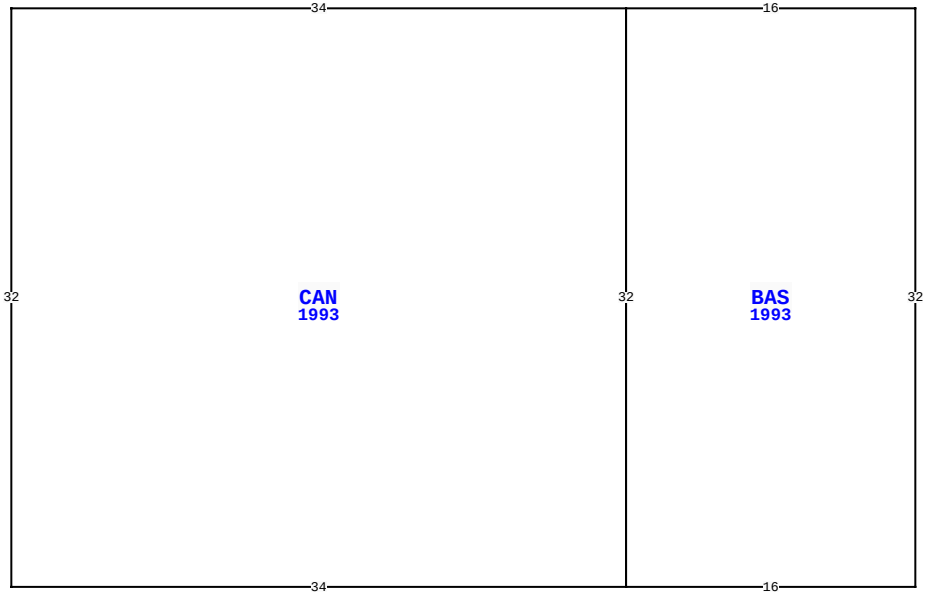
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	512	12,485
CAN	1,088	30	326	7,949
TOTALS	1,600		838	20,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	838	78.1281	42.78	35,850	1982	1982	0	0	20	23.00	57.00

37 LGHT MANUF – 0% - 0 Heated Area: 512 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 CAN=[YR=1993] W34 S32 E34 N32 $ S32 E16 N32$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

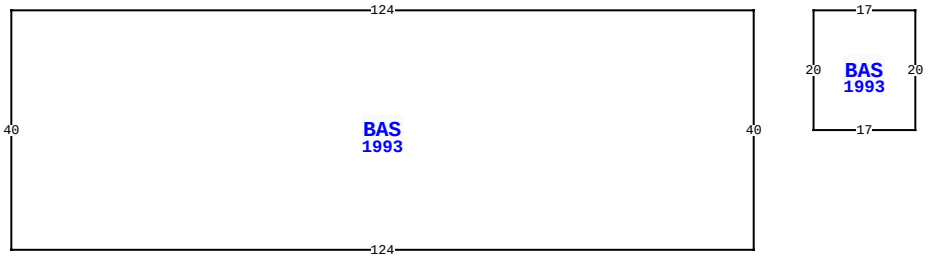
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 60
Interior Wall	07	NONE 40
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		20 100
RMS		5 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100	340	7,251
BAS	4,960	100	4,960	105,772
TOTALS	5,300		5,300	113,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	06	5,300	90.2569	42.65	226,045	1980	1980	0	0	0	50.00	50.00

39 GARAGE – 0% - 0 Heated Area: 5300 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W124 S40 E124 N40$ PTR= E10 BAS=[YR=1993] E17 S20 W17 N20$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

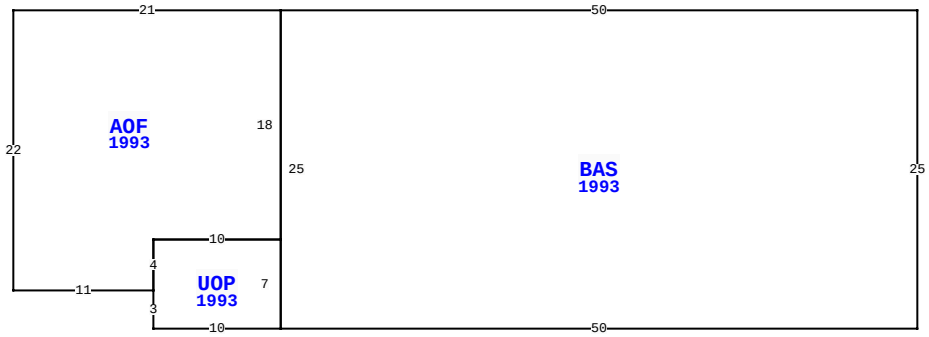
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	422	185	781	8,530
BAS	1,250	100	1,250	13,653
UOP	70	30	21	229
TOTALS	1,742		2,052	22,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	2,052	99.7376	54.61	112,060	1938	1938	0	30	0	50.00	20.00

41 LGHT MANUF – 0% - 0 Heated Area: 1672 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 AOF=[YR=1993] W21 S22 E11 UOP=[YR=1993] S3 E10 N7 W10 S4$ N4 E10 N18$ S25 E50 N25$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

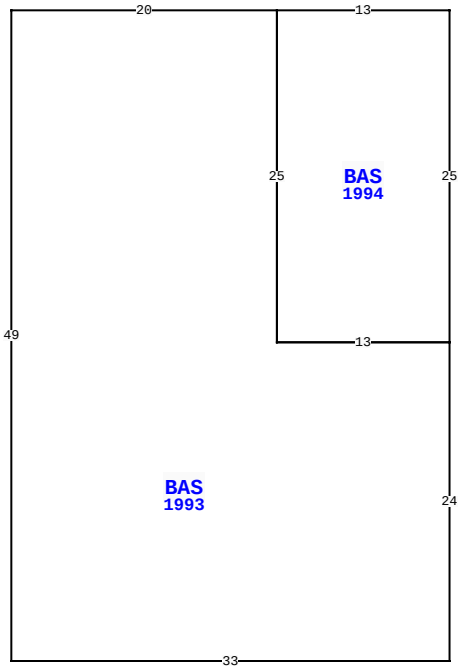
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,292	100	1,292	42,372
BAS	325	100	325	10,659
TOTALS	1,617		1,617	53,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,617	71.1868	100.91	163,171	1980	1980	0	0	0	67.50	32.50

42 OFFICE 1&2 – 0% - 0 Heated Area: 1617 HX Base Yr



BLD DATE	04/11/2019 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

600 N 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
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ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 BAS=[YR=1993] W20 S49 E33 N24 W13 N25$ S25 E13 N25$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	08	SHT VINYL 30
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

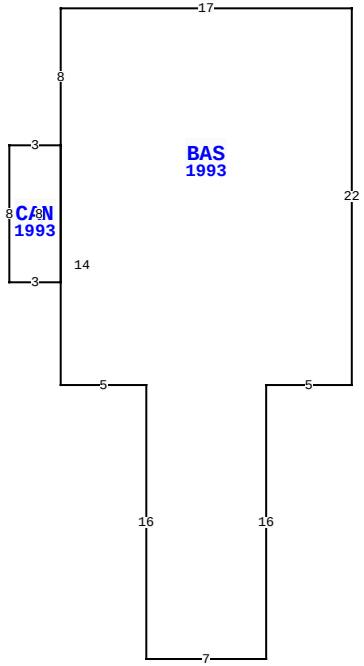
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	486	100	486	23,830
CAN	24	30	7	343
TOTALS	510		493	24,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	493	84.3696	119.59	58,958	1983	1983	0	0	0	59.00	41.00

48 OFFICE 1&2 – 0% - 0 Heated Area: 486 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S8 CAN=[YR=1993] W3 S8 E3 N8$ S14 E5 S16 E7 N16 E5 N22$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

BUILDING CHARACTERISTICS

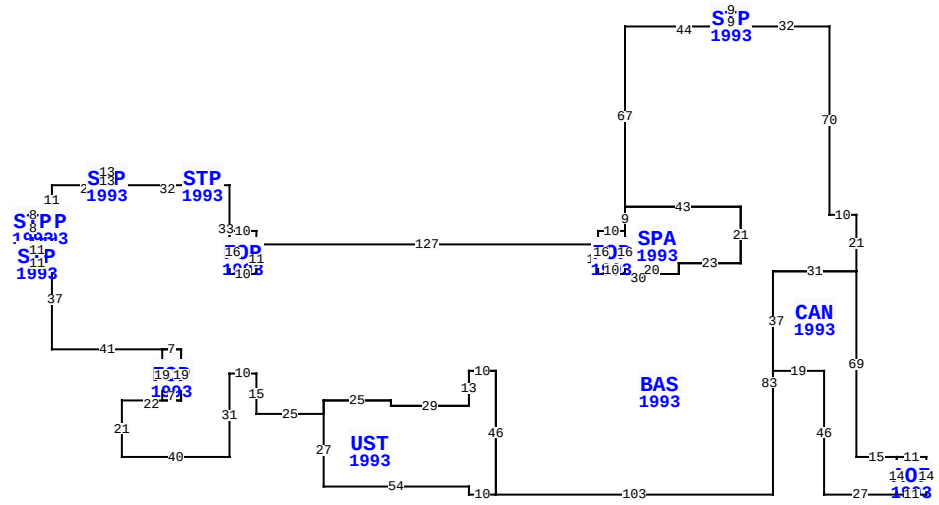
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 70
Interior Wall	03	PLASTER 30
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		52 100
Frame	05	STEEL 100
Story Height		12 100
RMS		58 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	154	100	154	2,102
BAS	25,875	100	25,875	353,116
CAN	1,909	30	573	7,820
FOP	133	30	40	546
FOP	160	30	48	655
FOP	160	30	48	655
SPA	983	85	836	11,409
STP	30	10	3	41
STP	40	10	4	55
STP	54	10	5	68
TOTALS	31,763		28,453	388,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
1701	04	28,453	96.2730	136.47	3,882,981	1960	1960	0	0	20	80.00	10.00

50 OFFICE 1&2 – 0% - 0 Heated Area: 26865 HX Base Yr



** This building has 14 Sub-Areas

600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 27 of 69 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W11CAN=[YR=1993] W15N69 BAS=[YR=1993]
N21W10N70W32STP=[YR=1993] N6 W9S6E9$W44S67SPA=[YR=1993] S9
FOP=[YR=1993] W10S16E10N16$S16E20N4 E23N21W43$E43S21W23S4W30
N11 W127FOP=[YR=1993] N5W10S16E10N11$ S11W10N33 W7
STP=[YR=1993] N5W6S5E6$ W32STP=[YR=1993] N5W13S5E13$W27S11
UOP=[YR=1993] W3STP=[YR=1993] W8S5E8N5$S5
E3N5$S13STP=[YR=1993] W11S5E11N5$S37 E41 FOP=[YR=1993]
S19E7N19W7$E7S19 W22S21 E40N31E10S15E25UST=[YR=1993]
S27E54S3 E10N46W10S13W29N2W25 S5$N5E25S2E29N13E10S46E103N83
E31$W31S37 E19S46E27N14$S14E11 N14$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		68 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

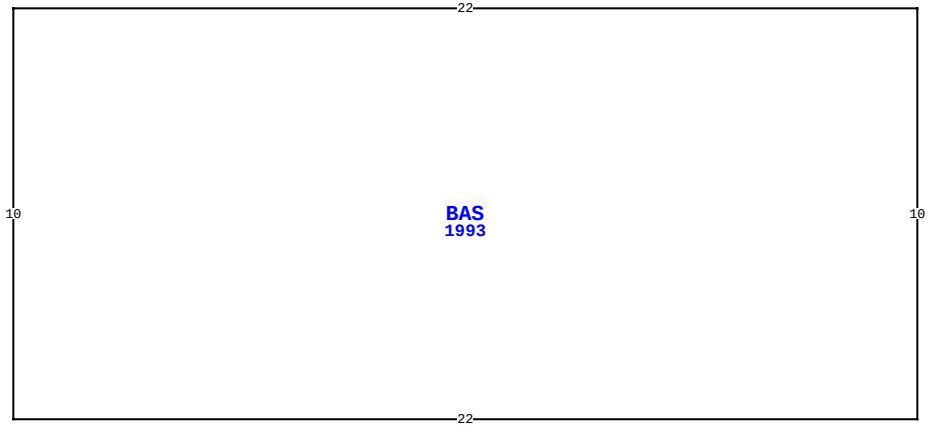
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100	220	17,775
TOTALS	220		220	17,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	220	238.0345	130.32	28,670	1986	1986	0	0	20	18.00	62.00

51 LGHT MANUF – 0% - 0 Heated Area: 220 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S10 E22 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

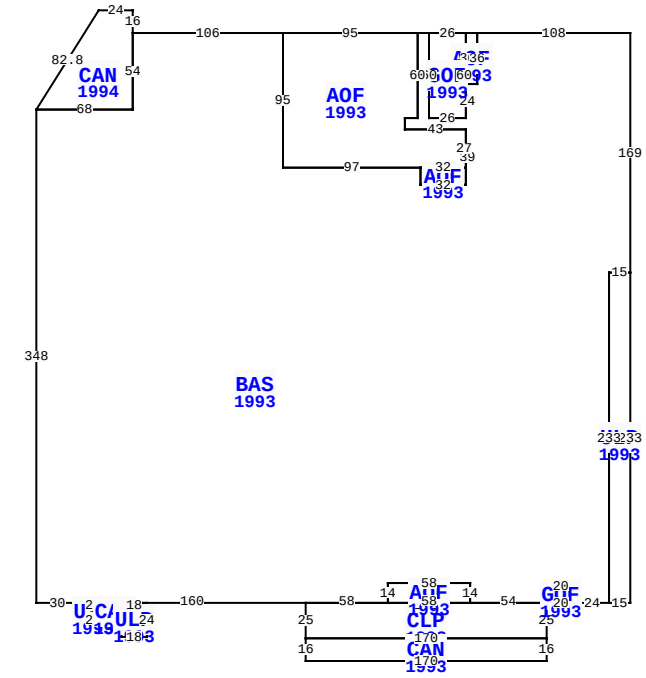
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	23	REINF CONC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		48 100
Frame	07	SPECIAL 100
Story Height		25 100
RMS		14 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	288	185	533	12,740
AOF	384	185	710	16,970
AOF	812	185	1,502	35,901
AOF	9,871	185	18,261	436,474
BAS	148,116	100	148,116	3,540,269
CAN	120	30	36	861
CAN	2,720	30	816	19,504
CAN	3,220	30	966	23,089
CLP	4,250	60	2,550	60,950
GOF	240	210	504	12,047
TOTALS	175,748		178,568	4,268,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	178,568	128.4065	70.30	12,553,330	1955	1974	0	30	0	36.00	34.00

52 LGHT MANUF – 0% - 0 Heated Area: 161271 HX Base Yr



** This building has 14 Sub-Areas

600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W108AOF=[YR=1993] W8GOF=[YR=1993] W26S60E26N60$S36E8N36$S36W8S24 W26N60W8AOF=[YR=1993] W95S95E97 AOF=[YR=1993] S12E32 N12W32$E32N27 W43N8E9N60$S60W9 S8E43S39W32 N12W97N95W106CAN=[YR=1994] N16 W24 D70 L44 E68 N54$ S54 W68 S348 E30 UST=[YR=1993] S12 E20 CAN=[YR=1993] E10 ULP=[YR=1993] S12 E18 N24 W18 S12$ N12 W10 S12$ N12 W20$ E160 CLP=[YR=1993] S25 CAN=[YR=1993] S16 E170 N16 W170$ E170 N25 W170$ E58 AOF=[YR=1993] E58 N14 W58 S14$ N14 E58 S14 E54 GOF=[YR=1993] E20 N12 W20 S12$ N12 E20 S12 E24 ULP=[YR=1993] E15 N233 W15 S233$ N233 E15 N169$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

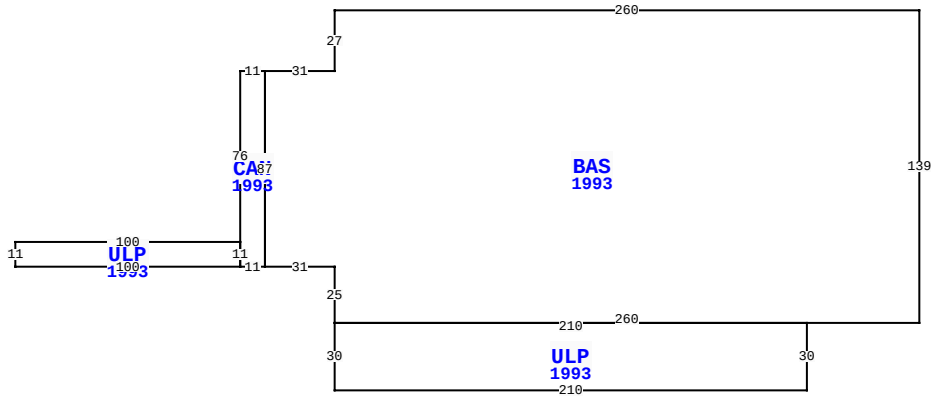
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	38,837	100	38,837	407,012
CAN	957	30	287	3,008
ULP	1,100	30	330	3,458
ULP	6,300	30	1,890	19,807
TOTALS	47,194		41,344	433,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	41,344	95.7002	52.40	2,166,426	1955	1955	0	30	0	50.00	20.00

53 LGHT MANUF – 0% - 0 Heated Area: 38837 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W260 S27 W31 CAN=[YR=1993] W11 S76
ULP=[YR=1993] W100 S11 E100 N11$ S11 E11 N87$ S87 E31 S25
ULP=[YR=1993] S30 E210 N30 W210$ E260 N139$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

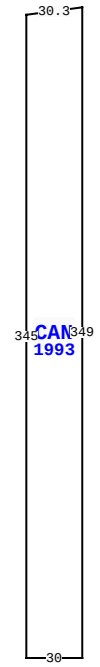
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 80
Exterior Wall	26	AL SIDING 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	28,049	100	28,049	41,414
CAN	10,410	30	3,123	4,611
TOTALS	38,459		31,172	46,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	31,172	64.5388	29.53	920,509	1948	1948	0	25	0	80.00	5.00

55 STOR WAREH – 0% - 0 Heated Area: 28049 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 28049$ CAN=[YR=1993] L30 D4 S345 E30 N349$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

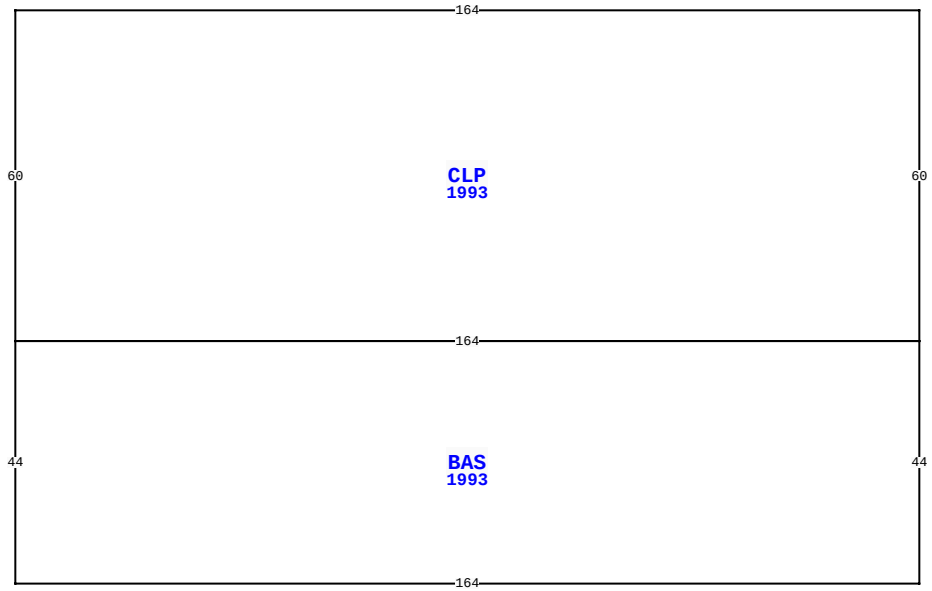
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 60
Exterior Wall	26	AL SIDING 40
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		32 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,216	100	7,216	59,012
CLP	9,840	60	5,904	48,283
TOTALS	17,056		13,120	107,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	13,120	89.3847	40.89	536,477	1970	1970	0	0	0	80.00	20.00

56 STOR WAREH – 0% - 0 Heated Area: 7216 HX Base Yr



BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

600 N 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CLP=[YR=1993] W164 S60 BAS=[YR=1993] S44 E164 N44 W164$ E164 N60$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

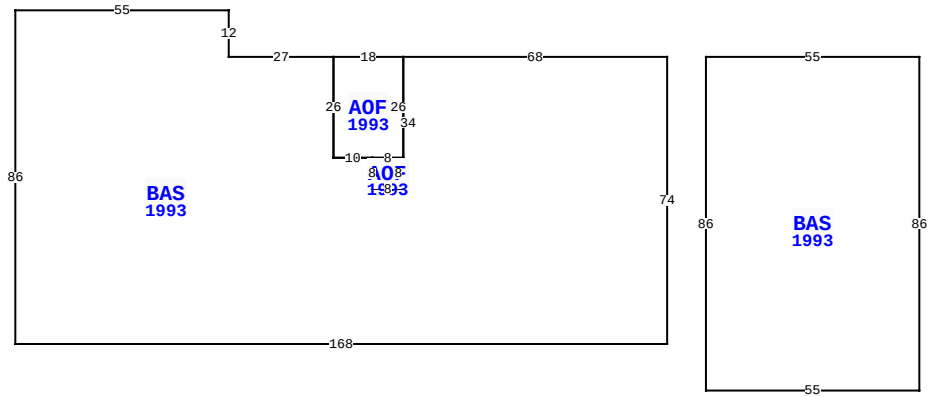
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	07	SPECIAL 100
Common Wall		50 100
Story Height		45 100
RMS		1 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	64	185	118	2,195
AOF	468	185	866	16,109
BAS	4,730	100	4,730	87,987
BAS	12,560	100	12,560	233,641
TOTALS	17,822		18,274	339,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	18,274	169.8000	93.01	1,699,665	1948	1948	0	30	0	50.00	20.00

57 LGHT MANUF – 0% - 0 Heated Area: 17822 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 AOF=[YR=1993] W18 S26 E10 AOF=[YR=1993] S8 E8 N8 W8$E8 N26 $ S34 W8 N8 W10 N26 W27 N12 W55 S86 E168 N74$ PTR= E10 BAS=[YR=1993] E55 S86 W55 N86$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

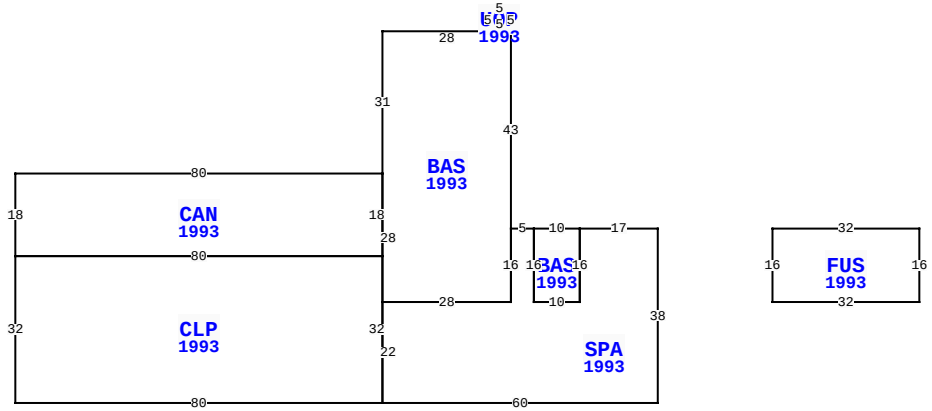
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	11	BOWSTRTRUS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		1 100
Frame	03	MASONRY 100
Common Wall		20 100
Story Height		14 100
RMS		2 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	160	3,169
BAS	1,652	100	1,652	32,719
CAN	1,440	30	432	8,556
CLP	2,560	60	1,536	30,422
FUS	512	100	512	10,141
SPA	1,672	100	1,672	33,115
UOP	25	30	8	158
TOTALS	8,021		5,972	118,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	5,972	76.9651	42.14	251,660	1982	1982	0	0	30	23.00	47.00

58 LGHT MANUF – 0% - 0 Heated Area: 3996 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

SPA=[YR=1993] W17 BAS=[YR=1993] W10 S16 E10 N16$ S16 W10 N16 W5 BAS=[YR=1993] N43 UOP=[YR=1993] N5 W5 S5 E5$ W28 S31 CAN=[YR=1993] W80 S18 CLP=[YR=1993] S32 E80 N32 W80$ E80 N18$ S28 E28 N16$ S16 W28 S22 E60 N38$ PTR= E25 FUS=[YR=1993] E32 S16 W32 N16$ W25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

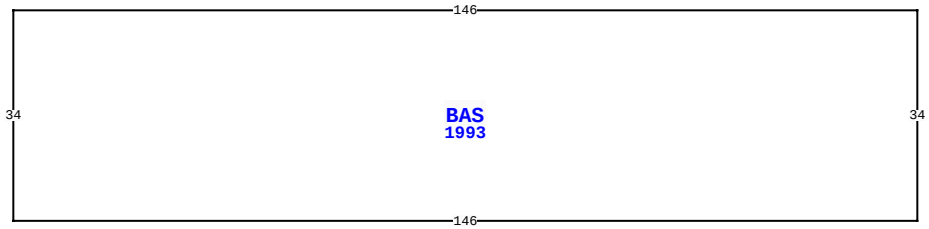
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		80 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,964	100	4,964	43,614
TOTALS	4,964		4,964	43,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	4,964	80.2393	43.93	218,069	1938	1938	0	30	0	50.00	20.00

59 LGHT MANUF – 0% - 0 Heated Area: 4964 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W146 S34 E146 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

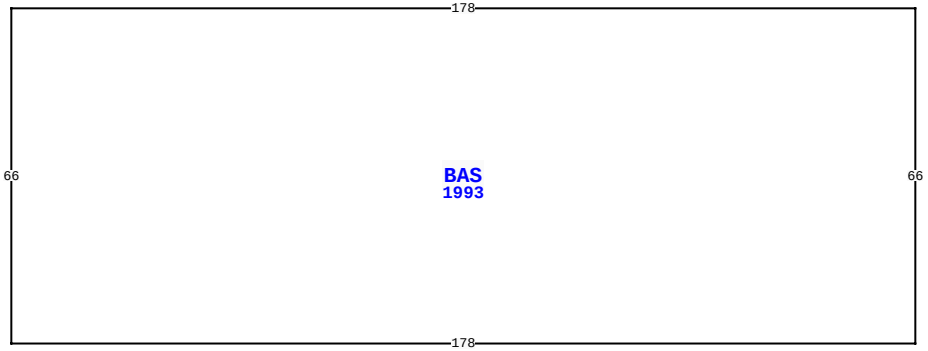
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	09	CORG ASB 20
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Plumbing		17 100
Frame	05	STEEL 100
Story Height		20 100
RMS		4 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,748	100	11,748	149,247
TOTALS	11,748		11,748	149,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	11,748	116.0112	63.52	746,233	1938	1938	0	30	0	50.00	20.00

60 LGHT MANUF – 0% - 0 Heated Area: 11748 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W178 S66 E178 N66$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

BUILDING CHARACTERISTICS

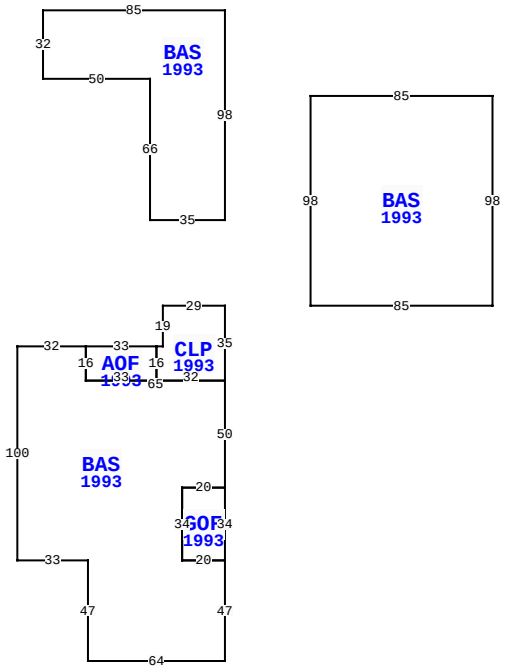
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		14 100
RMS		3 100
Stories	3.	3. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	528	185	977	9,969
BAS	5,030	100	5,030	51,326
BAS	8,330	100	8,330	84,999
BAS	10,988	100	10,988	112,122
CLP	1,063	60	638	6,510
GOF	680	210	1,428	14,571
TOTALS	26,619		27,391	279,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	27,391	93.1950	51.02	1,397,489	1938	1938	0	30	0	50.00	20.00

61 LGHT MANUF – 0% - 0 Heated Area: 25556 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CLP=[YR=1993] W29 S19 W3 AOF=[YR=1993] W33 BAS=[YR=1993] W32 S100 E33 S47 E64 N47 GOF=[YR=1993] N34 W20 S34 E20$ W20 N34 E20 N50 W65 N16$ S16 E33 N16$ S16 E32 N35$ PTR= E40 BAS=[YR=1993] E85 N98 W85 S98$ W40 PTR= N40 BAS=[YR=1993] N98 W85 S32 E50 S66 E35$ S40$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

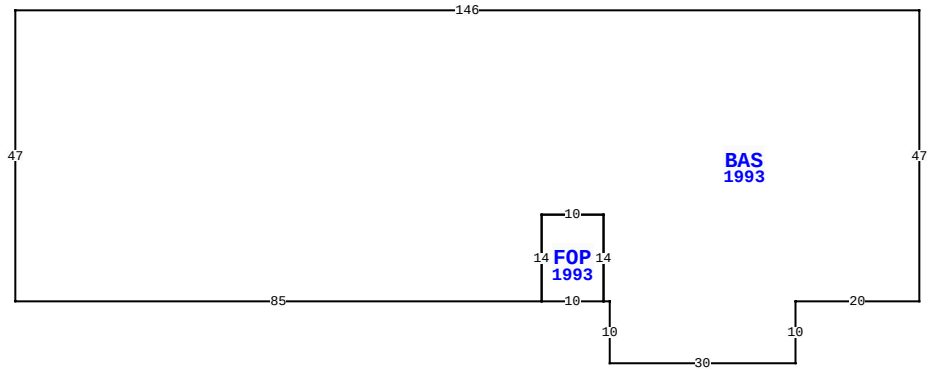
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		11 100
Frame	05	STEEL 100
Story Height		9 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,022	100	7,022	126,354
FOP	140	30	42	756
TOTALS	7,162		7,064	127,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	7,064	63.4725	89.97	635,548	1938	1938	0	0	0	80.00	20.00

62 OFFICE 1&2 – 0% - 0 Heated Area: 7022 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W146 S47 E85 FOP=[YR=1993] E10 N14 W10 S14$
N14 E10 S14 E1 S10 E30 N10 E20 N47$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

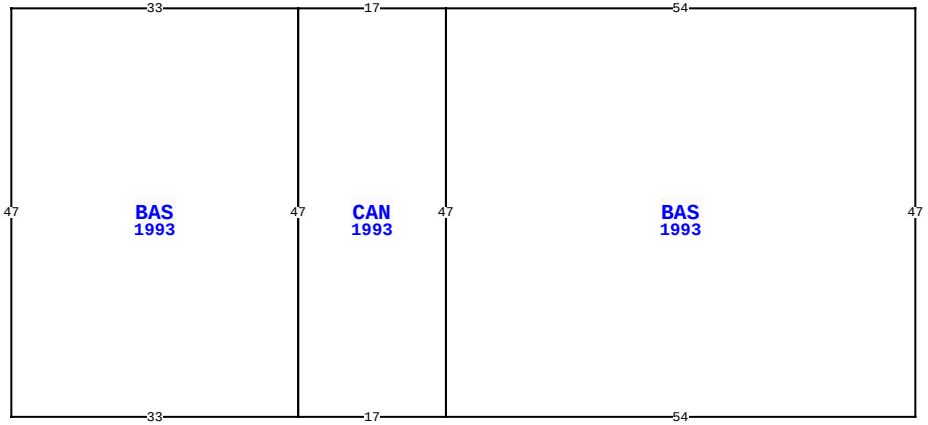
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1,551	13,236
BAS	2,538	100	2,538	21,659
CAN	799	30	240	2,048
TOTALS	4,888		4,329	36,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	4,329	77.9298	42.67	184,718	1938	1938	0	30	0	50.00	20.00

63 LGHT MANUF – 0% - 0 Heated Area: 4089 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 CAN=[YR=1993] W17 BAS=[YR=1993] W33 S47 E33 N47$ S47 E17 N47$ S47 E54 N47$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

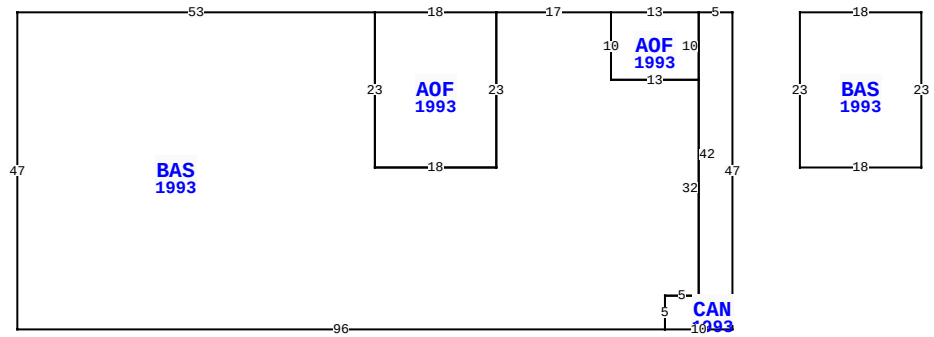
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		34 100
RMS		5 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	130	185	240	3,299
AOF	414	185	766	10,529
BAS	414	100	414	5,691
BAS	4,178	100	4,178	57,431
CAN	260	30	78	1,072
TOTALS	5,396		5,676	78,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	5,676	125.5417	68.73	390,111	1938	1938	0	30	0	50.00	20.00

64 LGHT MANUF – 0% - 0 Heated Area: 5136 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W5 AOF=[YR=1993] W13 BAS=[YR=1993] W17
AOF=[YR=1993] W18 S23 E18 N23$ S23 W18 N23 W53 S47 E96 N5 E5
N32 W13 N10$ S10 E13 N10$ S42 W5 S5 E10 N47$ PTR= E10
BAS=[YR=1993] E18 S23 W18 N23$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

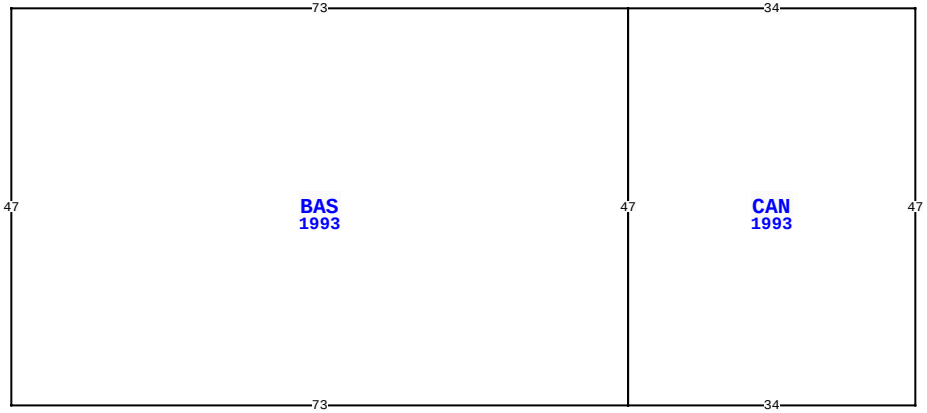
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,431	100	3,431	31,394
CAN	1,598	30	479	4,383
TOTALS	5,029		3,910	35,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	3,910	83.5536	45.75	178,882	1948	1948	0	30	0	50.00	20.00

65 LGHT MANUF – 0% - 0 Heated Area: 3431 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W34 BAS=[YR=1993] W73 S47 E73 N47$ S47 E34 N47$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		21 100
Frame	06	FIREPROOF 100
Story Height		10 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

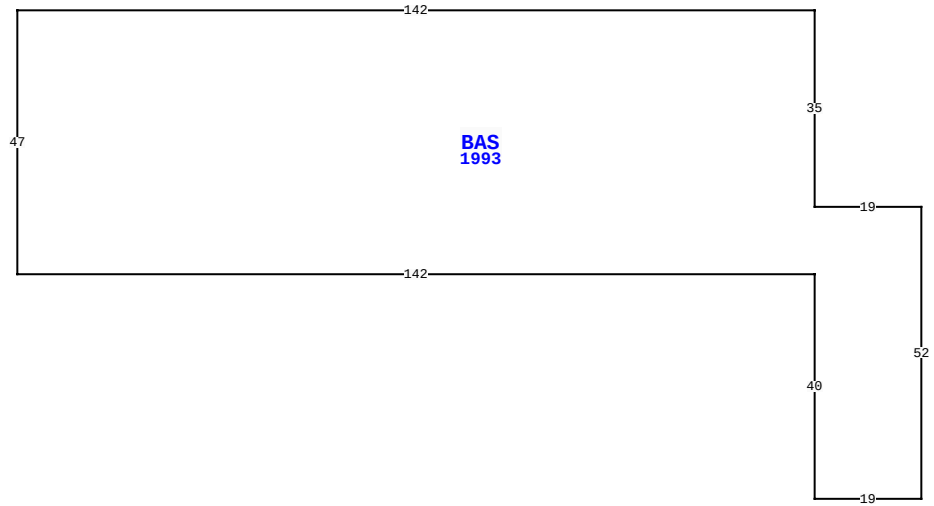
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,662	100	7,662	234,197
TOTALS	7,662		7,662	234,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	7,662	107.8155	152.83	1,170,983	1948	1948	0	0	0	80.00	20.00

66 OFFICE 1&2 – 0% - 0 Heated Area: 7662 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N35 W142 S47 E142 S40 E19 N52$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

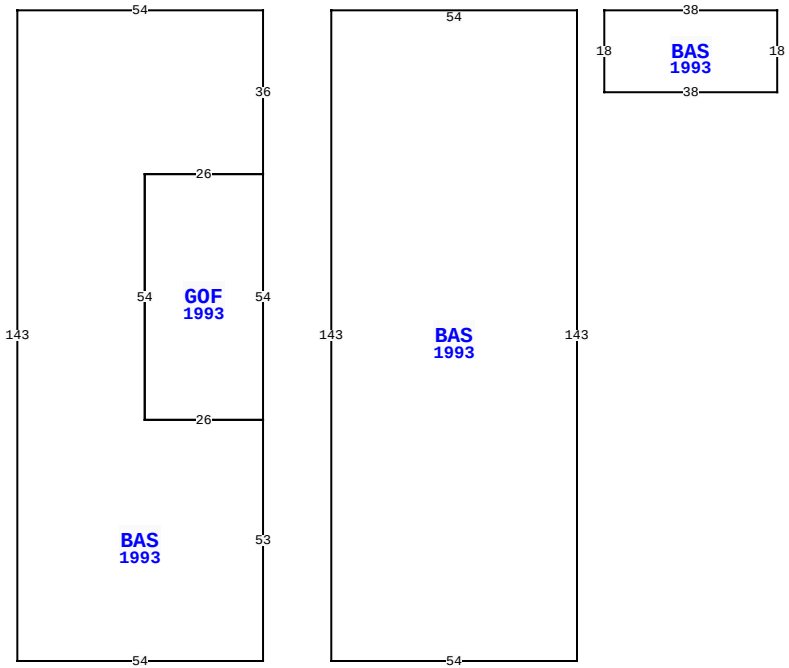
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 80
Interior Wall	08	DECORATIVE 20
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		30 100
RMS		1 100
Stories	2.5	2.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	684	7,747
BAS	6,318	100	6,318	71,558
BAS	7,722	100	7,722	87,459
GOF	1,404	210	2,948	33,389
TOTALS	16,128		17,672	200,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	17,672	103.4379	56.63	1,000,765	1938	1938	0	30	0	50.00	20.00

67 LGHT MANUF – 0% - 0 Heated Area: 16128 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S143 E54 N53 GOF=[YR=1993] N54 W26 S54 E26$ W26 N54 E26 N36$ PTR= E15 BAS=[YR=1993] E54 S143 W54 N143$ W15$ PTR= E75 BAS=[YR=1993] E38 S18 W38 N18$ W75$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

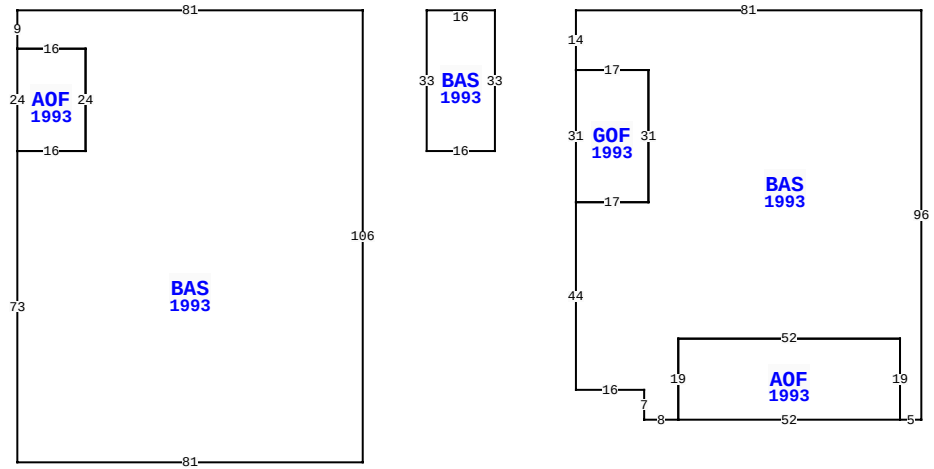
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	05	STEEL 100
Story Height		28 100
RMS		2 100
Stories	2.5	2.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	384	185	710	19,113
AOF	988	185	1,828	49,209
BAS	528	100	528	14,214
BAS	6,149	100	6,149	165,526
BAS	8,202	100	8,202	220,791
GOF	527	210	1,107	29,800
TOTALS	16,778		18,524	498,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	18,524	106.8921	58.52	1,084,024	1970	1970	0	0	10	44.00	46.00

68 LGHT MANUF – 0% - 0 Heated Area: 16778 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W81 S9 AOF=[YR=1993] S24 E16 N24 W16$ E16 S24 W16 S73 E81 N106$PTR= E15 BAS=[YR=1993] E16 S33 W16 N33$ W15$ PTR= E50 BAS=[YR=1993] E81 S96 W5 AOF=[YR=1993] W52 N19 E52 S19$ N19 W52 S19 W8 N7 W16 N44 GOF=[YR=1993] N31 E17 S31 W17$ E17 N31 W17 N14$ W50$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

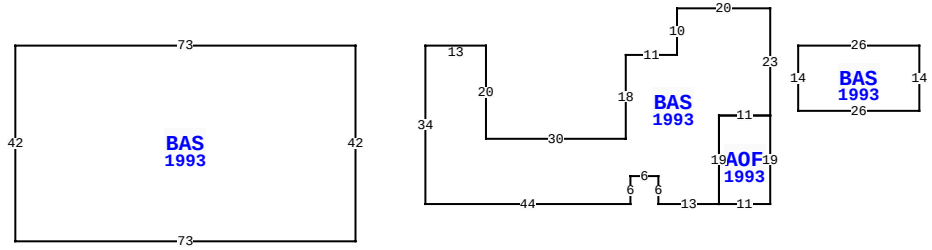
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		50 100
Story Height		92 100
RMS		1 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	209	185	387	5,199
BAS	364	100	364	4,890
BAS	1,809	100	1,809	24,302
BAS	3,066	100	3,066	41,189
TOTALS	5,448		5,626	75,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	5,626	122.6815	67.17	377,898	1938	1938	0	30	0	50.00	20.00

69 LGHT MANUF – 0% - 0 Heated Area: 5448 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W73 S42 E73 N42$ PTR= E15 BAS=[YR=1993] E13 S20 E30 N18 E11 N10 E20 S23 AOF=[YR=1993] S19 W11 N19 E11$ W11 S19 W13 N6 W6 S6 W44 N34$ W15$ PTR= E95 BAS=[YR=1993] E26 S14 W26 N14$ W95$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

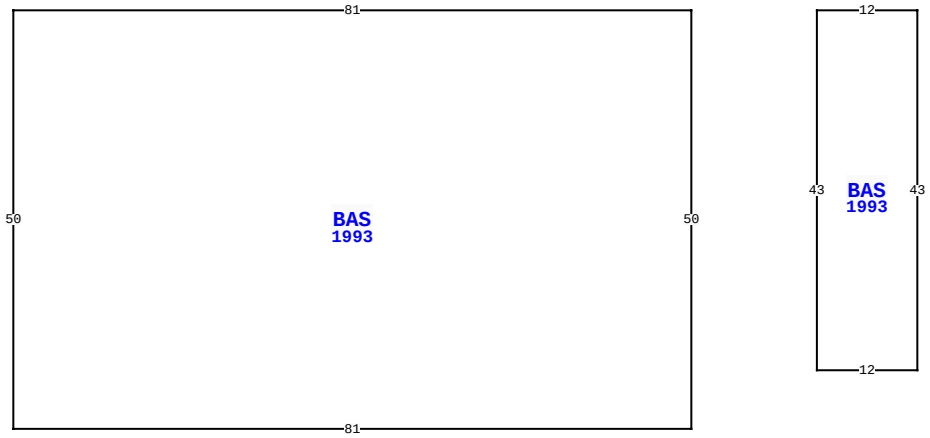
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		50 100
Story Height		30 100
RMS		1 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	516	100	516	5,481
BAS	4,050	100	4,050	43,019
TOTALS	4,566		4,566	48,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	4,566	97.0106	53.11	242,500	1938	1938	0	30	0	50.00	20.00

70 LGHT MANUF – 0% - 0 Heated Area: 4566 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W81 S50 E81 N50$ PTR= E15 BAS=[YR=1993] E12 S43 W12 N43$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

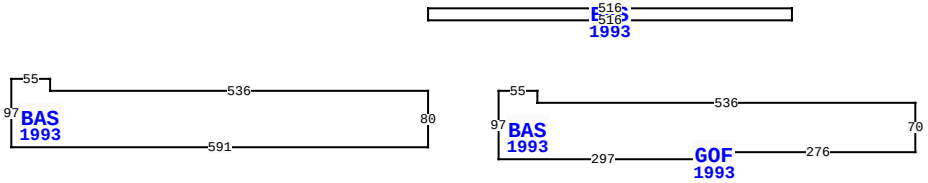
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	23	REINF CONC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		23 100
RMS		4 100
Stories	2.5	2.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,772	100	8,772	98,650
BAS	45,275	100	45,275	509,163
BAS	48,215	100	48,215	542,226
GOF	180	210	378	4,251
TOTALS	102,442		102,640	1,154,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	102,640	102.7060	56.23	5,771,447	1948	1948	0	30	0	50.00	20.00

71 LGHT MANUF – 0% - 0 Heated Area: 102442 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W536 N17 W55 S97 E591 N80$ PTR= E100
BAS=[YR=1993] E55 S17 E536 S70 W276 GOF=[YR=1993] S10 W18 N10 E18$ W18 S10 W297 N97$ W100$ PTR= N100 BAS=[YR=1993] N17 E516 S17 W516$ S100$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

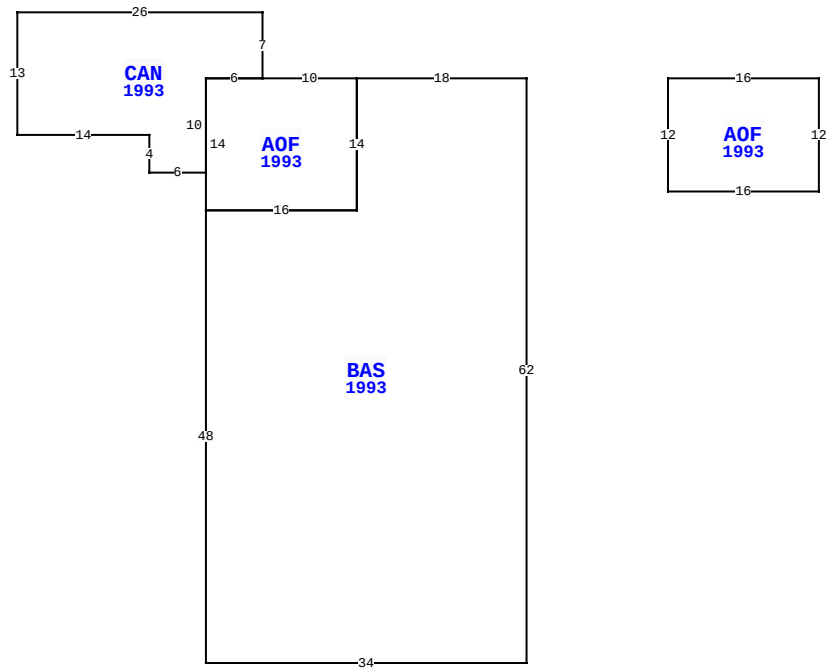
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		28 100
RMS		2 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	185	355	9,664
AOF	224	185	414	11,270
BAS	1,884	100	1,884	51,288
CAN	326	30	98	2,668
TOTALS	2,626		2,751	74,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	2,751	108.0891	59.18	162,804	1975	1975	0	0	20	34.00	46.00

72 LGHT MANUF – 0% - 0 Heated Area: 2300 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 AOF=[YR=1993] W10 CAN=[YR=1993] N7 W26 S13 E14 S4 E6 N10 E6$ W6 S14 E16 N14$ S14 W16 S48 E34 N62$ PTR= E15 AOF=[YR=1993] E16 S12 W16 N12$ W15$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

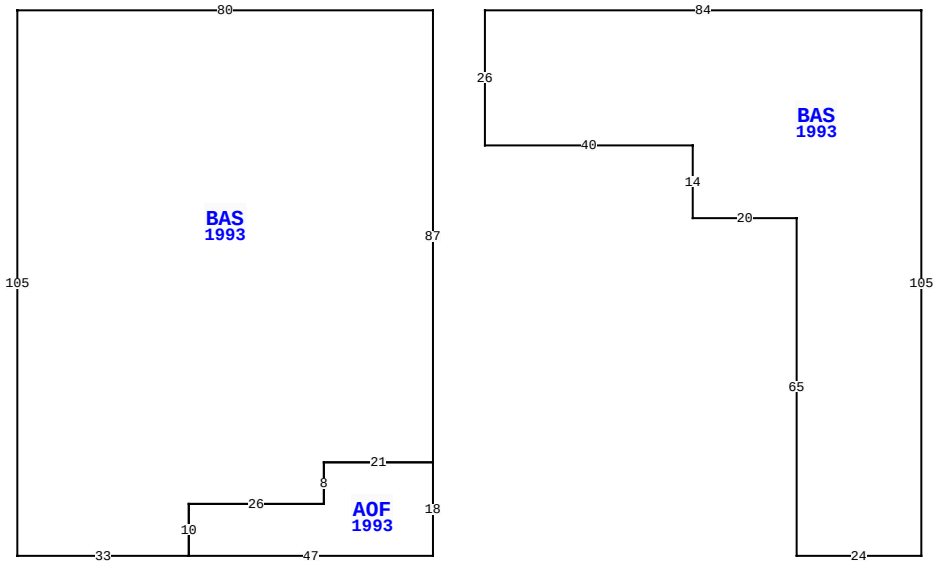
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		30 100
RMS		3 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	638	185	1,180	37,679
BAS	4,360	100	4,360	139,222
BAS	7,762	100	7,762	247,855
TOTALS	12,760		13,302	424,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	13,302	124.0882	67.94	903,738	1970	1970	0	0	9	44.00	47.00

73 LGHT MANUF – 0% - 0 Heated Area: 12760 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W80 S105 E33 AOF=[YR=1993] E47 N18 W21 S8 W26 S10$ N10 E26 N8 E21 N87$ PTR= E10 BAS=[YR=1993] E84 S105 W24 N65 W20 N14 W40 N26$ W10$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

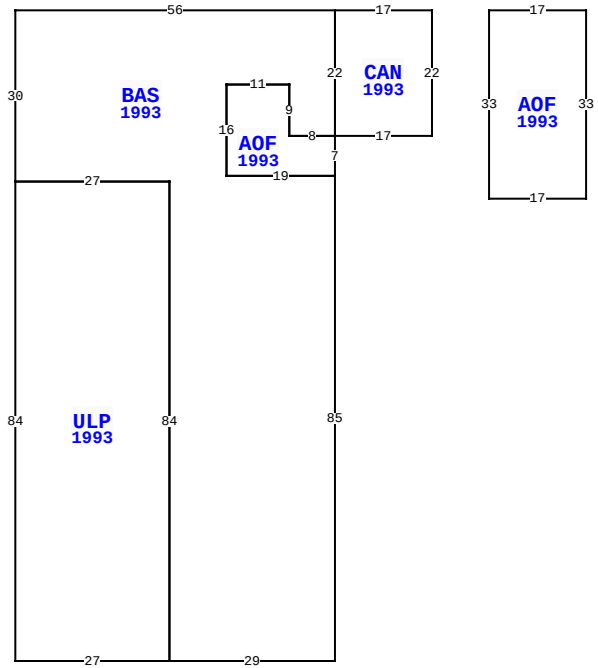
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		28 100
RMS		2 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	232	185	429	11,859
AOF	561	185	1,038	28,693
BAS	3,884	100	3,884	107,366
CAN	374	30	112	3,096
ULP	2,268	30	680	18,797
TOTALS	7,319		6,143	169,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	6,143	105.1804	57.59	353,775	1975	1975	0	0	18	34.00	48.00

74 LGHT MANUF – 0% - 0 Heated Area: 4677 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W17 BAS=[YR=1993] W56 S30 ULP=[YR=1993] S84 E27 N84 W27$ E27 S84 E29 N85 AOF=[YR=1993] N7 W8 N9 W11 S16 E19$ W19 N16 E11 S9 E8 N22$ S22 E17 N22$ PTR= E10 AOF=[YR=1993] E17 S33 W17 N33$ W10$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

BUILDING CHARACTERISTICS

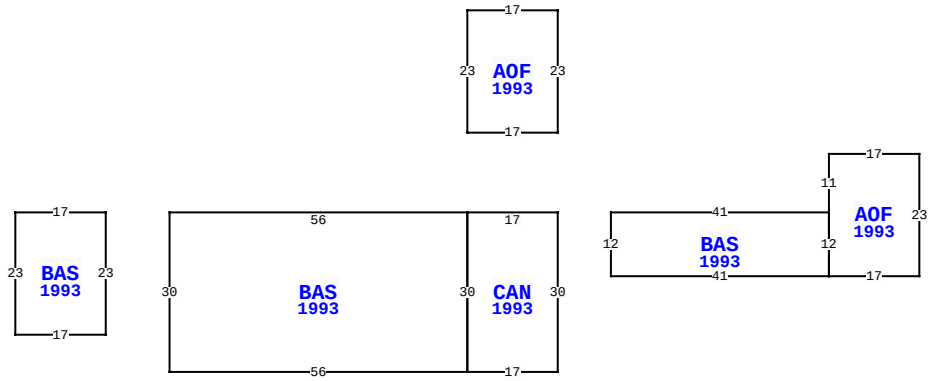
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 60
Interior Wall	01	MINIMUM 40
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	4.	4. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	391	185	723	6,626
AOF	391	185	723	6,626
BAS	391	100	391	3,583
BAS	492	100	492	4,509
BAS	1,680	100	1,680	15,396
CAN	510	30	153	1,402
TOTALS	3,855		4,162	38,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	4,162	83.6821	45.82	190,703	1948	1948	0	30	0	50.00	20.00

75 LGHT MANUF – 0% - 0 Heated Area: 3345 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W17 BAS=[YR=1993] W56 S30 E56 N30$ S30 E17 N30$ PTR= E10 BAS=[YR=1993] E41 AOF=[YR=1993] N11 E17 S23 W17 N12$ S12 W41 N12$ W10$ PTR= N15 AOF=[YR=1993] N23 W17 S23 E17$ S15$ PTR= W85 BAS=[YR=1993] W17 S23 E17 N23$ E85$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		43 100
RMS		2 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

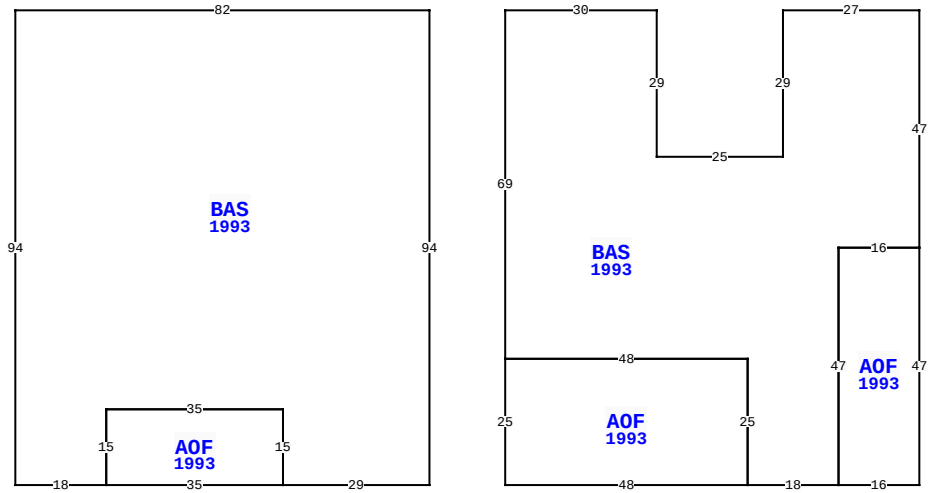
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	525	185	971	32,082
AOF	752	185	1,391	45,960
AOF	1,200	185	2,220	73,351
BAS	5,031	100	5,031	166,228
BAS	7,183	100	7,183	237,332
TOTALS	14,691		16,796	554,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	16,796	167.6370	91.78	1,541,537	1970	1970	0	0	20	44.00	36.00

76 LGHT MANUF – 0% - 0 Heated Area: 14691 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W82S94 E18 AOF=[YR=1993] E35 N15 W35 S15$ N15 E35 S15 E29 N94$ PTR= E15 BAS=[YR=1993] E30 S29 E25 N29 E27 S47 AOF=[YR=1993] S47 W16 N47 E16$ W16 S47 W18 AOF=[YR=1993] W48 N25 E48 S25$ N25 W48 N69$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

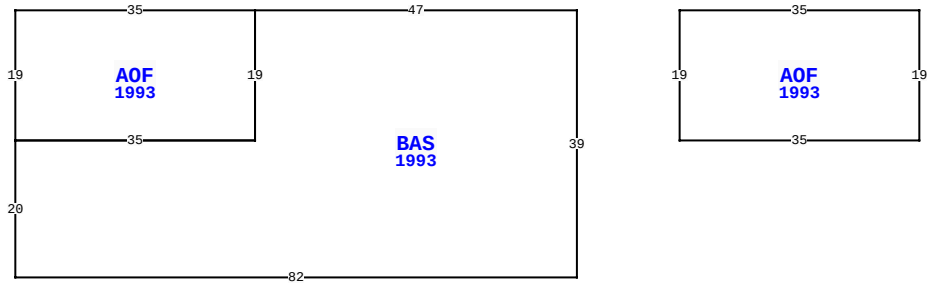
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		72 100
RMS		2 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	665	185	1,230	26,258
AOF	665	185	1,230	26,258
BAS	2,533	100	2,533	54,074
TOTALS	3,863		4,993	106,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	4,993	194.9555	106.74	532,953	1940	1940	0	30	0	50.00	20.00

77 LGHT MANUF – 0% - 0 Heated Area: 3863 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 AOF=[YR=1993] W35 S19 E35 N19$ S19 W35 S20 E82 N39$ PTR= E15 AOF=[YR=1993] E35 S19 W35 N19$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

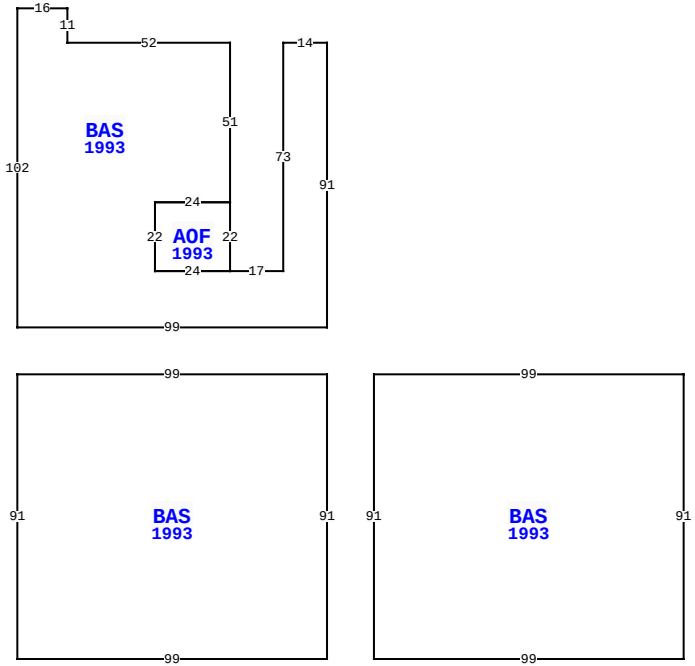
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 60
Interior Wall	01	MINIMUM 40
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		1 100
Stories	3.	3. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	528	185	977	9,750
BAS	7,416	100	7,416	74,012
BAS	9,009	100	9,009	89,910
BAS	9,009	100	9,009	89,910
TOTALS	25,962		26,411	263,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	26,411	91.1430	49.90	1,317,909	1938	1938	0	30	0	50.00	20.00

78 LGHT MANUF – 0% - 0 Heated Area: 25962 HX Base Yr



BLD DATE	04/11/2019 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

600 N 8TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W99 S91 E99 N91$ PTR= E15 BAS=[YR=1993] E99 S91 W99 N91$ W15PTR=N15BAS=[YR=1993] N91 W14 S73 W17
AOF=[YR=1993] N22 W24 S22 E24$ W24 N22 E24 N51 W52 N11 W16 S102 E99$ S15$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

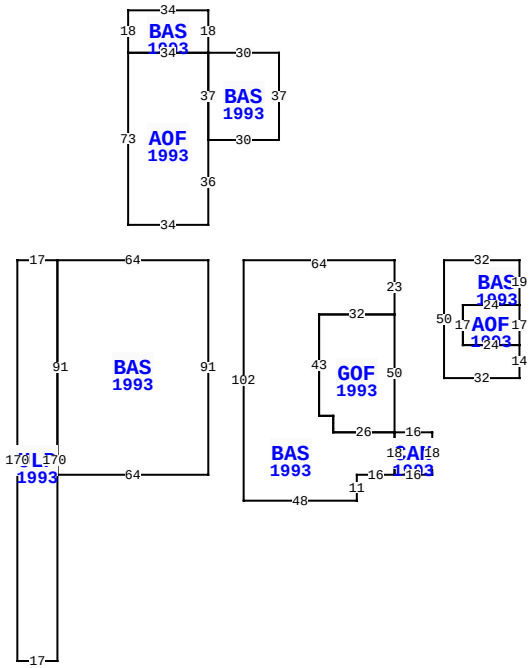
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	26	AL SIDING 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 60
Interior Wall	07	NONE 40
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		24 100
RMS		3 100
Stories	4.	4. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	408	185	755	22,792
AOF	2,482	185	4,592	138,624
BAS	612	100	612	18,475
BAS	1,110	100	1,110	33,509
BAS	1,192	100	1,192	35,984
BAS	4,794	100	4,794	144,722
BAS	5,824	100	5,824	175,816
CAN	288	30	86	2,596
GOF	1,558	210	3,272	98,776
ULP	2,890	30	867	26,173
TOTALS	21,158		23,104	697,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	23,104	117.3174	64.23	1,483,970	1970	1970	0	0	9	44.00	47.00

79 LGHT MANUF – 0% - 0 Heated Area: 17980 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 ULP=[YR=1993] W17 S170 E17 N170$ S91 E64 N91$ PTR= N15 AOF=[YR=1993] N36 BAS=[YR=1993] E30 N37 W30 S37$ N37 BAS=[YR=1993] N18 W34 S18 E34$ W34 S73 E34$ S15$ PTR=E15 BAS=[YR=1993] E64 S23 GOF=[YR=1993] S50 W26 N7 W6 N43 E32$ W32 S43 E6 S7 E26 CAN=[YR=1993] E16 S18 W16 N18$ S18 W16 S11 W48 N102$ W15$ PTR=E100 BAS=[YR=1993] E32 S19 AOF=[YR=1993] S17 W24 N17 E24$ W24 S17 E24 S14 W32 N50$ W100$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	06	STEAM 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

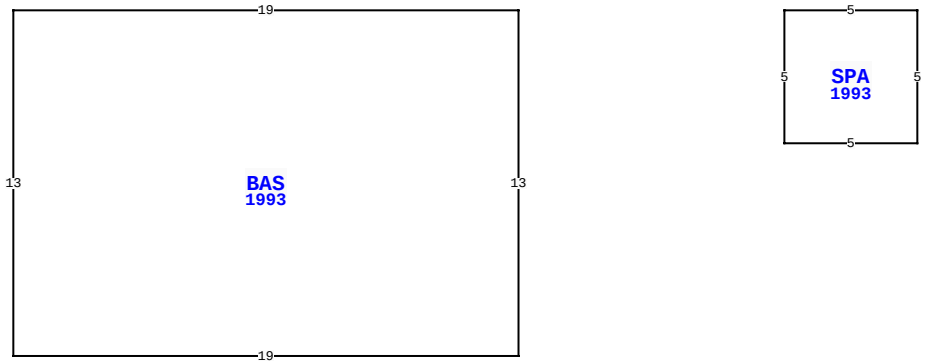
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100	247	4,907
SPA	25	100	25	497
TOTALS	272		272	5,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	272	77.2027	42.27	11,497	1970	1970	0	0	9	44.00	47.00

80 LGHT MANUF – 0% - 0 Heated Area: 272 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S13 E19 N13$ PTR= E10 SPA=[YR=1993] E5 S5 W5 N5$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

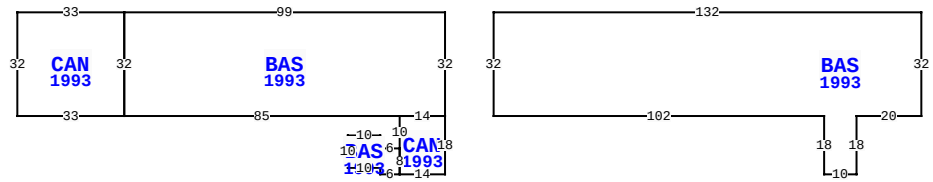
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	25	MOD METAL 10
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		40 100
Story Height		48 100
RMS		1 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	148	100	148	2,580
BAS	3,168	100	3,168	55,231
BAS	4,404	100	4,404	76,779
CAN	252	30	76	1,325
CAN	1,056	30	317	5,527
TOTALS	9,028		8,113	141,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	8,113	159.2118	87.17	707,210	1938	1938	0	30	0	50.00	20.00

81 LGHT MANUF – 0% - 0 Heated Area: 7720 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W99 CAN=[YR=1993] W33 S32 E33 N32$ S32 E85 CAN=[YR=1993] S10 BAS=[YR=1993] W6 N4 W10 S10 E10 S2 E6 N8$ S8 E14 N18 W14$ E14 N32 $ PTR= E15 BAS=[YR=1993] E132 S32 W20 S18 W10 N18 W102 N32$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

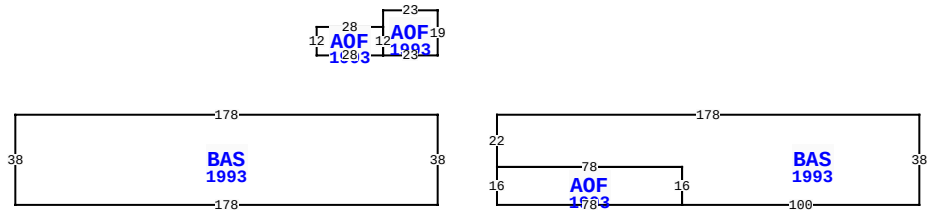
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		60 100
Story Height		24 100
RMS		2 100
Stories	3.	3. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	336	185	622	6,303
AOF	437	185	808	8,188
AOF	1,248	185	2,309	23,399
BAS	5,516	100	5,516	55,899
BAS	6,764	100	6,764	68,546
TOTALS	14,301		16,019	162,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	16,019	92.5452	50.67	811,683	1938	1938	0	30	0	50.00	20.00

82 LGHT MANUF – 0% - 0 Heated Area: 14301 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W178 S38 E178 N38$ PTR= E25 BAS=[YR=1993] E178 S38 W100 AOF=[YR=1993] W78 N16 E78 S16$ N16 W78 N22$ W25$ PTR= N25 AOF=[YR=1993] N19 W23 S7 AOF=[YR=1993] W28 S12 E28 N12$ S12 E23$ S25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		48 100
RMS		1 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	512	25,096
BAS	512	100	512	25,096
TOTALS	1,024		1,024	50,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	1,024	172.1597	94.26	96,522	1991	1991	0	0	35	13.00	52.00

83 LGHT MANUF – 0% - 0 Heated Area: 1024 HX Base Yr

600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S16 E32 N16$ PTR= E20 BAS=[YR=1993] E32 S16 W32 N16$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

BUILDING CHARACTERISTICS

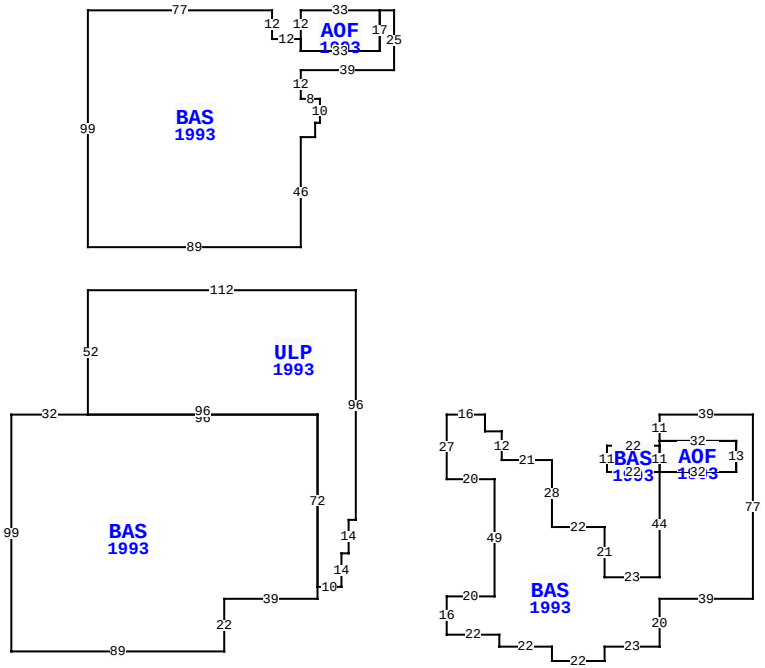
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 70
Exterior Wall	29	NONE 30
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		23 100
RMS		2 100
Stories	3.	3. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	416	185	770	16,833
AOF	561	185	1,038	22,692
BAS	242	100	242	5,290
BAS	7,216	100	7,216	157,749
BAS	9,197	100	9,197	201,056
BAS	11,814	100	11,814	258,266
ULP	6,850	30	2,055	44,924
TOTALS	36,296		32,332	706,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	32,332	95.0608	52.05	1,682,881	1970	1970	0	5	9	44.00	42.00

85 LGHT MANUF – 0% - 0 Heated Area: 29446 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S99 E89 N22 E39 N5 ULP=[YR=1993] E10 N14 E3 N14 E3 N96 W112 S52 E96 S72$ N72 W96$ PTR= E150BAS=[YR=1993] E16 S7 E7 S12 E21 S28 E22 S21 E23 N44 BAS=[YR=1993] W22 N11 E22AOF=[YR=1993] N2 E32 S13 W32 N11$ S11$E32 N13 W32 N11 E39 S77 W39 S20 W23 S6 W22 N6 W22 N5 W22 N16 E20 N49 W20 N27$ W150$ PTR= N70 BAS=[YR=1993] N99 E77 S12 E12 AOF=[YR=1993] N12 E33 S17 W33 N5$ S5 E33 N17 E6 S25 W39 S12 E8 S10 W2 S6 W6 S46 W89$ S70$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

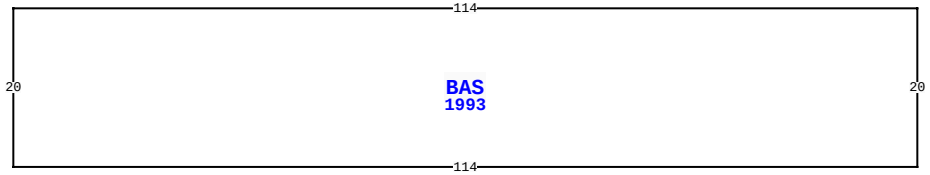
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	14,013
TOTALS	2,280		2,280	14,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	2,280	56.1330	30.73	70,064	1948	1948	0	30	0	50.00	20.00

87 LGHT MANUF – 0% - 0 Heated Area: 2280 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W114 S20 E114 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

BUILDING CHARACTERISTICS

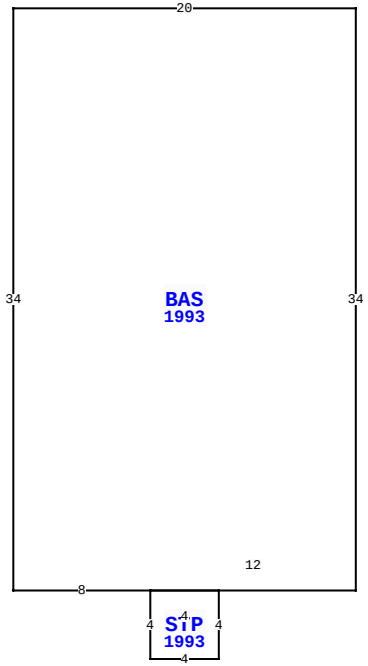
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		20 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	680	14,137
STP	16	10	2	42
TOTALS	696		682	14,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	682	77.4900	42.43	28,937	1988	1988	0	0	35	16.00	49.00

88 LGHT MANUF – 0% - 0 Heated Area: 680 HX Base Yr



BLD DATE	04/11/2019 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

600 N 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S34 E8 STP=[YR=1993] S4 E4 N4 W4$ E12 N34$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	11	BOWSTRTRUS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

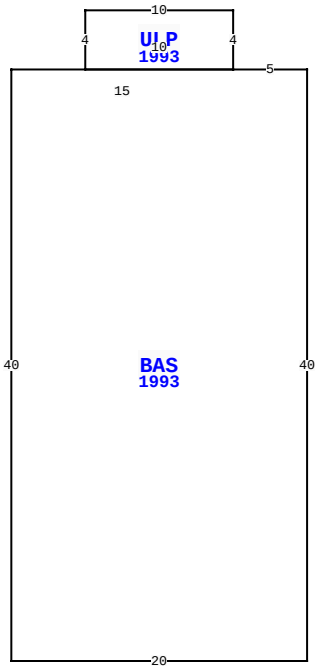
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	22,755
ULP	40	30	12	341
TOTALS	840		812	23,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	812	99.9054	54.70	44,416	1982	1982	0	0	25	23.00	52.00

89 LGHT MANUF – 0% - 0 Heated Area: 800 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 ULP=[YR=1993] N4 W10 S4 E10$ W15 S40 E20 N40$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

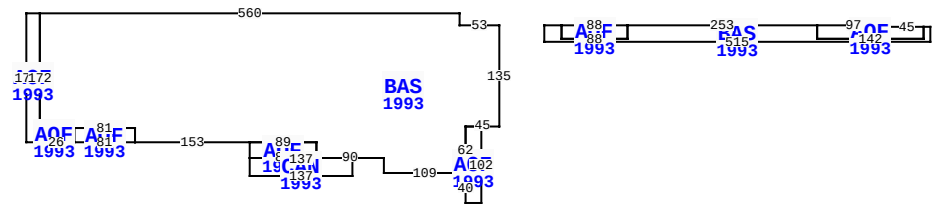
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		13 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	526	185	973	20,628
AOF	1,539	185	2,847	60,358
AOF	1,584	185	2,930	62,117
AOF	1,869	185	3,458	73,311
AOF	2,142	185	3,963	84,017
AOF	2,466	185	4,562	96,716
AOF	3,096	185	5,728	121,436
BAS	7,172	100	7,172	152,049
BAS	107,937	100	107,937	2,288,308
CAN	3,288	30	986	20,904
TOTALS	131,619		140,556	2,979,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	140,556	107.5647	58.89	8,277,343	1970	1970	0	0	20	44.00	36.00

90 LGHT MANUF – 0% - 0 Heated Area: 128331 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 N16 W560 AOF=[YR=1993] W18 S172 E18 N172$ S172 E9 AOF=[YR=1993] E26 N19 W10 N2 W16 S21 $ N21 E16 S2 E10 S19 E11 AOF=[YR=1993] E81 N19 W81 S19$ N19 E81 S19 E153 AOF=[YR=1993] S21 CAN=[YR=1993] S24 E137 N24 W137$ E89 N21 W89$ E89 S21 E90 S20 E109 AOF=[YR=1993] S40 E21 N102 W21 S62$ N62 E45 N135$ PTR= E60 BAS=[YR=1993] E23 AOF=[YR=1993] E88 S18 W88 N18$ S18 E88 N18 E253 AOF=[YR=1993] E97 S2 E45 S16 W142 N18$ S18 E142 N16 E9 S20 W515 N22$ W60$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		13 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	125,000	100	125,000	2,650,050
TOTALS	125,000		125,000	2,650,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	125,000	107.5647	58.89	7,361,250	1970	1970	0	0	20	44.00	36.00

91 LGHT MANUF – 0% - 0 Heated Area: 125000 HX Base Yr

600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 125000$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

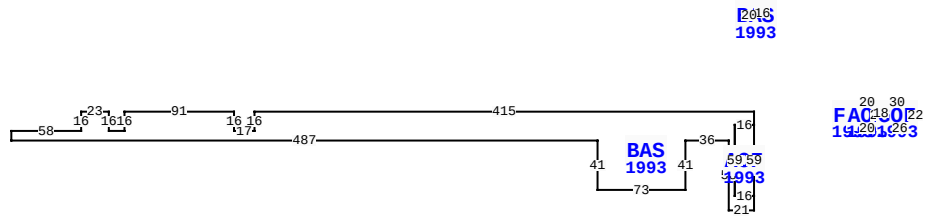
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		13 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	440	185	814	22,530
AOF	944	185	1,746	48,326
BAS	192	100	192	5,314
BAS	16,667	100	16,667	461,314
FOP	24	50	12	332
GOF	644	210	1,352	37,421
TOTALS	18,911		20,783	575,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	20,783	107.5647	58.89	1,223,911	1970	1970	0	0	9	44.00	47.00

92 LGHT MANUF – 0% - 0 Heated Area: 18887 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W415 S16 W17 N16 W91 S16 W13 N16 W23 S16 W58 S8 E487 S41 E73 N41 E36 S58 E21 N12 AOF=[YR=1993] N59 W16 S59 E16$ W16 N59 E16 N11$ PTR= E80 FOP=[YR=1993] E4 AOF=[YR=1993] N8 E20 GOF=[YR=1993] E30 S22 W26 N4 W4 N18$ S22 W20 N14$ S6 W4 N6$ W80$ PTR= N70 BAS=[YR=1993] N4 E7 N16 W11 S20 E4$ S70$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

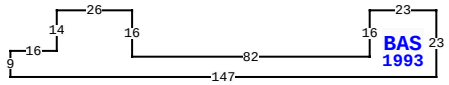
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		13 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

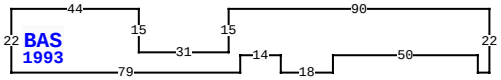
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,845	100	1,845	49,835
BAS	2,781	100	2,781	75,117
TOTALS	4,626		4,626	124,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	4,626	104.9605	57.47	265,856	1970	1970	0	0	9	44.00	47.00

93 LGHT MANUF – 0% - 0 Heated Area: 4626 HX Base Yr





600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W90 S15 W31 N15 W44 S22 E79 N6 E14 S6 E18 N6 E50 S6 E4 N22$ PTR= N40 BAS=[YR=1993] N9 E16 N14 E26 S16 E82 N16 E23 S23 W147$ S40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

ROCKTENN CP LLC
C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

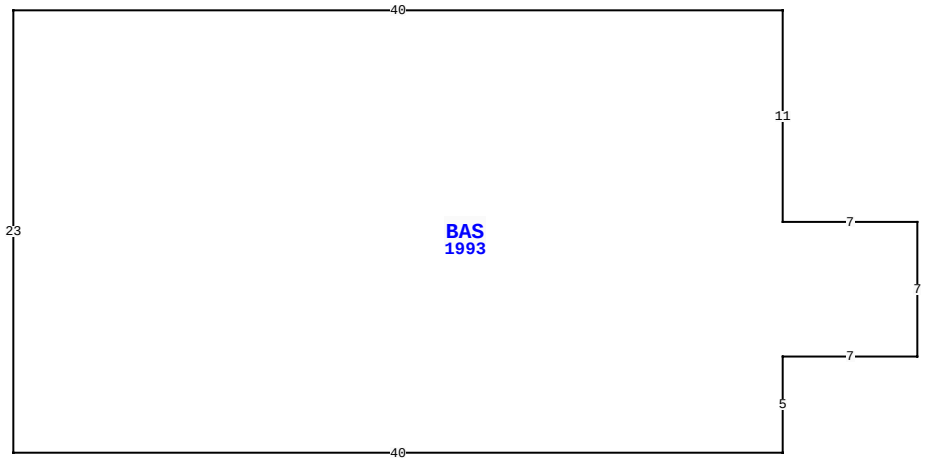
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	969	100	969	26,746
TOTALS	969		969	26,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
4101	06	969	103.9500	56.91	55,146	1976	1976	0	0	19	32.50	48.50

96 LGHT MANUF – 0% - 0 Heated Area: 969 HX Base Yr



BLD DATE	04/11/2019	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

600 N 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,172,126
TOTAL MARKET OB/XF VALUE	3,593,014
TOTAL LAND VALUE - MARKET	14,292,235
TOTAL MARKET VALUE	39,057,375
SOH/AGL Deduction	0
ASSESSED VALUE	39,057,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,057,375
TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N11 W40 S23 E40 N5 E7 N7$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS

CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

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C/O WESTROCK CP LLC, PROPERTY TAX DEPARTMENT
DULUTH, GA 30096

2024

00-00-31-1860-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

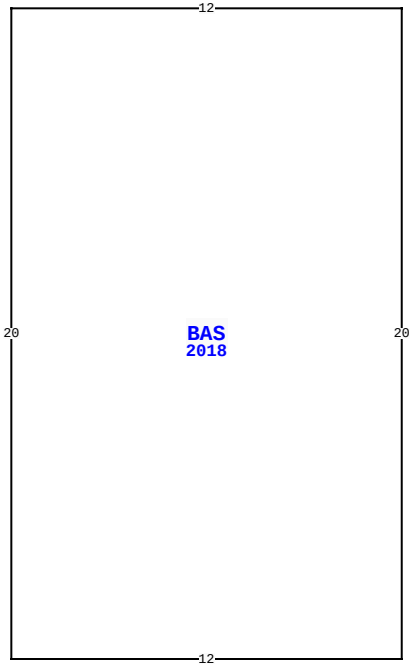
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	32,545
TOTALS	240		240	32,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	240	98.6265	139.80	33,552	2018	2018	0	0	0	3.00	97.00

97 OFFICE 1&2 – 0% - 0 Heated Area: 240 HX Base Yr



600 N 8TH ST, FERNANDINA BEACH

BLD DATE	04/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL JUST VALUE	39,057,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,667,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1974/0952	4/15/2015	WD	Q	V	01	22,500
GRANTOR: HAKIMIAN VICTORIA PAI						
GRANTEE: ROCKTENN CP LLC						
1968/1144	3/11/2015	QC	U	I	11	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: ROCKTENN CP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 S20 E12 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 20.84 Total Land Value: 14,292,235 Market: 0 Agricultural: 0 Common: 14,292,235 PRINTED 08/06/2024 BY SYS