PT FRACL SEC 7-2N-28E & PT OF
J PELOT GRANT SEC 11-2N-28E
BEING UNR LEASE & 1ST AMNDT TO

CITY OF FERNANDINA BEACH
C/O SOVERIGN CORP INC, 4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

2024

07-2N-28-0000-0001-002L

BUILDING CHARACTERISTICS

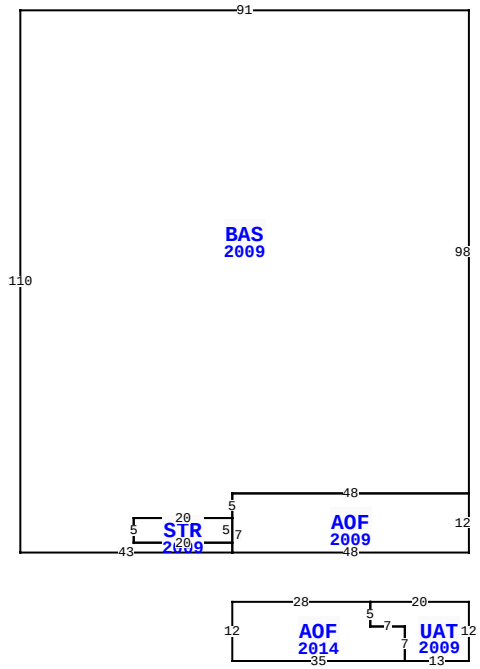
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		33 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9000	LEASEHOLD INTEREST
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	576	185	1,066	49,548
AOF	385	185	712	33,094
BAS	9,334	100	9,334	433,849
STR	100	10	10	464
UAT	191	10	19	883
TOTALS	10,586		11,141	517,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	11,141	128.7720	56.34	627,684	2009	2009	0	0	0	17.50	82.50

1 AIR HANGAR – 0% - 0 Heated Area: 10314 HX Base Yr



3991 CENTURION WAY, FERNANDINA BEACH

BLD DATE	02/03/2022	KK	LGL DATE	
XF DATE	02/03/2022	KK	LAND DATE	02/03/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	738,325
TOTAL MARKET OB/XF VALUE	84,221
TOTAL LAND VALUE - MARKET	95,179
TOTAL MARKET VALUE	917,725
SOH/AGL Deduction	184,253
ASSESSED VALUE	733,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	733,472
TOTAL JUST VALUE	917,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	955,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W91 S110E43 AOF=[YR=2009] E48 N12 W48 S5
STR=[YR=2009] W20 S5 E20 N5$ S7$N2W20N5E20N5E48N98 PTR=S120
UAT=[YR=2009] W20 AOF=[YR=2014]
W28S12E35N7W7N5$S5E7S7E13N12$ N120$.

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	0351	CARPORT MT	0	0	20	20	400.00	SF	5.90	5.90	100	2009	2009	3	40	944	
2	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2009	2009	3	93	47	
3	0812	CONCRETE C	0	0	0	0	12,256.00	SF	4.00	4.00	100	2009	2009	3	90	44,122	
4	0097	AWNING CN	0	0	0	0	12.00	SF	65.00	65.00	100	2009	2009	3	56	437	
5	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2009	2009	3	76	1,368	
6	0350	CARPORT WD	0	0	6	5	30.00	SF	13.00	13.00	100	2009	2009	3	40	156	
7	0812	CONCRETE C	0	0	223	5	1,115.00	SF	4.00	4.00	100	2009	2009	3	90	4,014	
8	0810	CONCRETE A	0	0	0	0	18.00	SF	6.50	6.50	100	2009	2009	3	90	105	
9	0400	CONC CURB	0	0	0	0	127.00	LF	15.00	15.00	100	2009	2009	3	93	1,772	
10	0803	ASPHALT C	0	0	0	0	3,780.00	SF	2.00	2.00	100	2009	2009	3	64	4,838	

TOTAL OB/XF 57,803

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	009000	C	LEASE INT	0	0003	I-1	0.00	0.00	76,142.88	SF		1.00	1.00	1.00	1.25	1.25	95,179							

REVIEW DATE 02/03/2022 BY KK Total Acres: 0.00 Total Land Value: 95,179 Market: 0 Agricultural: 0 Common: 95,179 PRINTED 08/06/2024 BY SYS

PT FRACL SEC 7-2N-28E & PT OF
J PELOT GRANT SEC 11-2N-28E
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FERNANDINA BEACH, FL 32034

2024

07-2N-28-0000-0001-002L

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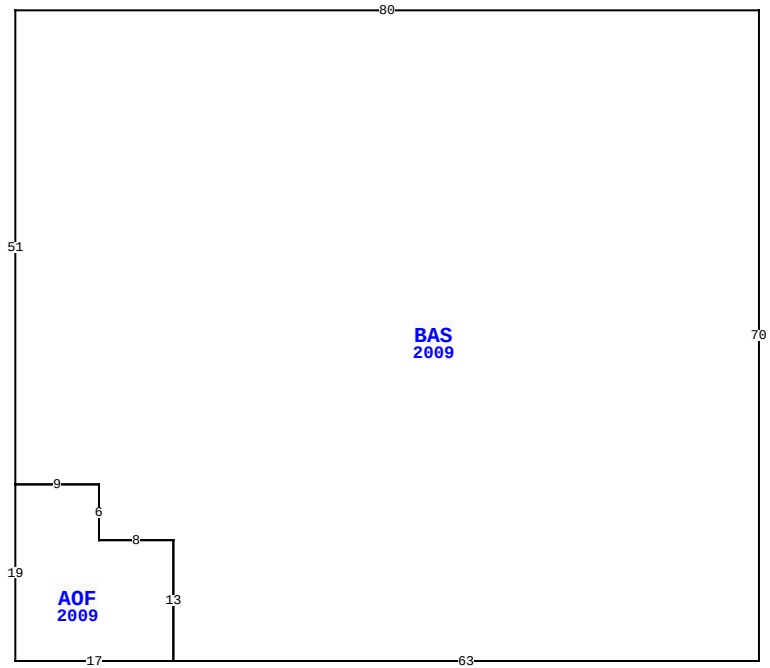
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		22 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9000	LEASEHOLD INTEREST
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	275	185	509	19,237
BAS	5,325	100	5,325	201,249
TOTALS	5,600		5,834	220,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	5,834	104.7132	45.81	267,256	2009	2009	0	0	0	17.50	82.50

2 AIR HANGAR – 0% - 0 Heated Area: 5600 HX Base Yr



3991 CENTURION WAY, FERNANDINA BEACH

BLD DATE	02/03/2022	KK	LGL DATE	
XF DATE	02/03/2022	KK	LAND DATE	02/03/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL JUST VALUE	917,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	955,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W80 S51 AOF=[YR=2009] S19 E17 N13 W8 N6 W9$ E9S6E8S13E63 N70$.

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	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2009	2009	3	76	1,368	
12	0812	CONCRETE C	0	0	110	37	4,070.00	SF	4.00	4.00	100	2009	2009	3	90	14,652	
13	0351	CARPORT MT	0	0	28	18	504.00	SF	5.90	5.90	100	2014	2014	3	65	1,933	
14	0819	CONC 12"	0	0	32	15	480.00	SF	9.50	9.50	100	2014	2014	3	95	4,332	
15	4950	BOLLARD	0	0	0	0	15.00	UT	100.00	100.00	100	2014	2014	3	100	1,500	
16	0811	CONCRETE B	0	0	0	0	533.00	SF	5.20	5.20	100	2014	2014	3	95	2,633	

LAND DESCRIPTION

TOTAL OB/XF 26,418

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 02/03/2022 BY KK Total Acres: 0.00 Total Land Value: 95,179 Market: 0 Agricultural: 0 Common: 95,179 PRINTED 08/06/2024 BY SYS