

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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	1.	1. 100	
Class	00	. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	19,053	100	19,053
PTO	1,752	5	88
			159,093
			735
TOTALS	20,805		19,141
			159,827

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	STOR WAREH	- 0%	- 0									
Heated Area: 19053					HX Base Yr							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		311,440	
TOTAL MARKET OB/XF VALUE		26,957	
TOTAL LAND VALUE - MARKET		1,503,000	
TOTAL MARKET VALUE		1,841,397	
SOH/AGL Deduction		1,346,211	
ASSESSED VALUE		495,186	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		495,186	
TOTAL JUST VALUE		1,841,397	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,853,521	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006749	DEMO STORAGE WARE	190,500	06/06/2024
6268	NEW CONSTR	1,800	10/27/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/0784	9/14/2020	WD Q	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						
0213/0404	3/08/1976	WD Q	Q	I		54,000
GRANTOR: EASTERN SEABOARD PETR						
GRANTEE: NASSAU FERTILIZER &						

EXTRA FEATURES		325 POGY PL, FERNANDINA BEACH															
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	9,255.00	SF	2.00	2.00	100	1970	1970	3	50	9,255	
2	0510	GARAGE WD-	0	0	40	15	720.00	SF	21.00	21.00	100	1952	1952	3	20	3,024	
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1994	1994	3	20	384	
4	0940	SHEDS/PORT	0	0	19	10	190.00	SF	30.00	30.00	100	1970	1970	3	20	1,140	
5	1095	T SCALE 70	0	0	0	0	1.00	UT	21,250.00	21,250.00	100	1960	1960	3	20	4,250	
6	0424	CL FNC 6'	0	0	0	0	372.00	LF	20.00	20.00	100	2003	2003	3	61	4,538	
7	0680	POLE SHED	0	0	25	6	150.00	SF	10.00	10.00	100	1980	1980	3	20	300	
8	0811	CONCRETE B	0	0	0	0	650.00	SF	5.20	5.20	100	1960	1960	3	20	676	
9	0812	CONCRETE C	0	0	60	56	3,360.00	SF	4.00	4.00	100	1940	1940	3	20	2,688	
10	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	1990	1990	3	27	378	

TOTAL OB/XF													26,633											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004800	C	WAREHOUSE	0		IW	0.00	0.00	5.01	AC		1.00	1.00	1.00	300,000.00	300,000.00	1,503,000							

BUILDING NOTES			
PTO=[YR=1993] W24 BAS=[YR=1993] W261 S73 E261 N73\$ S73 E24 N73\$.			

REVIEW DATE 07/22/2020 BY KK																								
Total Acres: 5.01					Total Land Value: 1,503,000					Market: 0					Agricultural: 0					Common: 1,503,000				

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		1 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		2002.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	14,000	100
TOTALS	14,000	14,000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4803	06	14,000	96.8448	44.31	620,340	1920	1920	0	0	80.00	20.00	
2 STOR WAREH - 0% - 0 Heated Area: 14000 HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 2 of 4	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			311,440
TOTAL MARKET OB/XF VALUE			26,957
TOTAL LAND VALUE - MARKET			1,503,000
TOTAL MARKET VALUE			1,841,397
SOH/AGL Deduction			1,346,211
ASSESSED VALUE			495,186
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			495,186
TOTAL JUST VALUE			1,841,397
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,853,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						
0213/0404	3/08/1976	WD	Q	I		54,000
GRANTOR: EASTERN SEABOARD PETR						
GRANTEE: NASSAU FERTILIZER &						

325 POGY PL, FERNANDINA BEACH

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020
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
11	0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	100	1990	1990	3	27	324	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W200 S70 E200 N70S.												

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	01	MINIMUM	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		1	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,416	100	1,416
			SUBAREA MARKET VALUE
			12,685
TOTALS	1,416		1,416
			12,685

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
4803	06	1,416	97.9100	44.79	63,423	1940	1940		0	0	80.00	20.00															
3 STOR WAREH - 0% - 0 Heated Area: 1416 HX Base Yr																											
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">BAS 1993</p> </div>																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>07/22/2020</td> <td>KK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>07/22/2020</td> <td>KK</td> <td>LAND DATE</td> <td>07/22/2020</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE	07/22/2020	KK	LGL DATE		XF DATE	07/22/2020	KK	LAND DATE	07/22/2020	INC DATE			AG DATE	
BLD DATE	07/22/2020	KK	LGL DATE																								
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020																							
INC DATE			AG DATE																								

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

NASSAU COUNTY PROPERTY		PAGE 3 of 4	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			311,440
TOTAL MARKET OB/XF VALUE			26,957
TOTAL LAND VALUE - MARKET			1,503,000
TOTAL MARKET VALUE			1,841,397
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INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,853,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/0784	9/14/2020	WD Q	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						
0213/0404	3/08/1976	WD Q	Q	I		54,000
GRANTOR: EASTERN SEABOARD PETR						
GRANTEE: NASSAU FERTILIZER &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W59 S24 E59 N24\$.

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	07	NONE 100	
Interior Floop	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		30 100	
RMS		1 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC		2002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	7,440	100	7,440
PTO	620	5	31
TOTALS	8,060		7,471
			14,860

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
4803	06	7,471	86.9400	39.78	297,196	1940	1940	20	0	80.00	5.00																
5 STOR WAREH - 0% - 0			Heated Area: 7440			HX Base Yr																					
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/22/2020</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>07/22/2020</th> <th>KK</th> <th>LAND DATE</th> <th>07/22/2020</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>													BLD DATE	07/22/2020	KK	LGL DATE		XF DATE	07/22/2020	KK	LAND DATE	07/22/2020	INC DATE			AG DATE	
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INC DATE			AG DATE																								
325 POGY PL, FERNANDINA BEACH																											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 4
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						
0213/0404	3/08/1976	WD	Q	I		54,000
GRANTOR: EASTERN SEABOARD PETR						
GRANTEE: NASSAU FERTILIZER &						

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

BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=1993] W10 BAS=[YR=1993] W120 S62 E120 N62\$ S62 E10 N62\$.

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