

PT OF LOT 15 OF SUB OF SO PT
SEC 12 DBK 39/292 & PT OF
THOMAS SAUREZ GRANT

GECKO DECO L LC/
2295 OCEAN SIDE COURT
ATLANTIC BEACH, FL 32233

2024

12-2N-28-0000-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1200 STORE/OFFICE/RESID

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	601	100	601	38,518
BAS	1,411	100	1,411	90,431
BAS	120	100	120	7,691
FOP	100	30	30	1,923
FOP	104	30	31	1,987
FST	320	50	160	10,255
UOP	72	20	14	898
UOP	100	20	20	1,282
UST	390	40	156	9,998
TOTALS	3,218		2,543	162,981

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0858	SCULP CONC	0	0	25	10			239.00	SF	13.00				2,548	
2	1242	WD DECK A	0	0	33	17			553.00	SF	10.00				1,106	
3	1242	WD DECK A	0	0	8	10			80.00	SF	3.00				48	
4	0471	VINYL FNC	0	0	0	0			593.00	LF	16.00				4,934	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0		CN	624.00	59.00	47,222.00	SF		1.00	1.00	0.45	10.00	4.50	212,499							

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RETAILSTOR	-	0%	-	0																			
Heated Area: 2132													HX Base Yr											
													FST 1993											
													AOF 1993											
													UOP 1993											
													UST 1993											
													BAS 1993											
													B30S 2011											

5381 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	02/01/2018	KK	LGL DATE	
XF DATE	02/01/2018	KK	LAND DATE	02/01/2018
INC DATE			AG DATE	

TOTAL OB/XF 8,636

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0		CN	624.00	59.00	47,222.00	SF		1.00	1.00	0.45	10.00	4.50	212,499							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE		162,981			
TOTAL MARKET OB/XF VALUE		8,636			
TOTAL LAND VALUE - MARKET		212,499			
TOTAL MARKET VALUE		384,116			
SOH/AGL Deduction		0			
ASSESSED VALUE		384,116			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		384,116			
TOTAL JUST VALUE		384,116			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		389,008			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2475	REMODEL	2,200	03/01/1988
4653	REMODEL	31,000	02/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1093/0926	11/08/2002	WD	U	I	07	100
GRANTOR: HUGHES CHARLES & JANI						
GRANTEE: GECKO DECO LLC						
1081/1402	9/19/2002	WD	U	I	12	400,000
GRANTOR: HUGHES CHARLES A & JA						
GRANTEE: GECKO DECO L C						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=1993] W8 BAS=[YR=1993] W37 S7 W27 UST=[YR=1993] W13 S30 E5 BAS=[YR=2011] S4 E30 N4 W30 \$ E8 N30 \$ S30 E27 N18 E20 N2 UOP=[YR=1993] E25 N4 W25 S4 \$ N4 E17 N13 \$ S13 E8 N13 \$ PTR=N20 FST=[YR=1993] N8 E40 AOF=[YR=1993] N11 E37 S4 UOP=[YR=1993] E8 S9 FOP=[YR=1993] S4 W25 N4 E25\$W8 N9\$ S9 W17 S6 W20 N8\$S8 W40 \$ S20\$.