PT GOVT LOT 1
BEING PT OF PARCEL 1 & BUTLER
ACT PAR 1 2 & 3 IN OR 2392/784

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

2024

14-3N-28-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		12 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

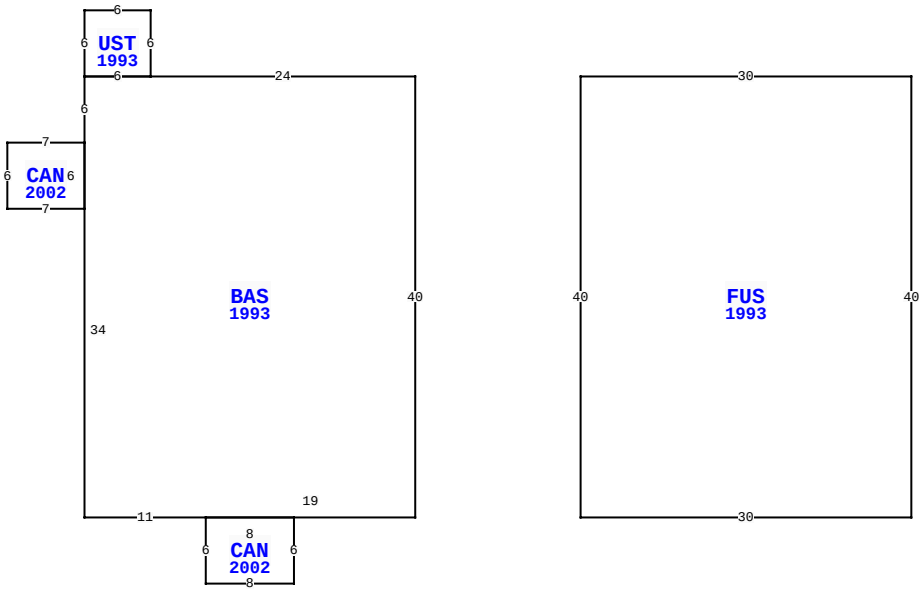
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	28,879
CAN	42	30	13	313
CAN	48	30	14	337
FUS	1,200	100	1,200	28,879
UST	36	40	14	337
TOTALS	2,526		2,441	58,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,441	84.8872	120.33	293,726	1920	1965	0	0	0	80.00	20.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 2400 HX Base Yr



97172 POGY PL, FERNANDINA BEACH

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	195,533
TOTAL MARKET OB/XF VALUE	121,600
TOTAL LAND VALUE - MARKET	1,350,659
TOTAL MARKET VALUE	1,667,792
SOH/AGL Deduction	695,842
ASSESSED VALUE	971,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	971,950
TOTAL JUST VALUE	1,667,792
NCON VALUE	0
INCOME VALUE	14,025,684
PREVIOUS YEAR MKT VALUE	1,674,787

PERMIT: B230015794 _ DEMO STORAGE WAREHOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015794	DEMO WH	77,000	12/11/2023
B018337	DEMOLITION	0	05/01/2001
P014670	REMODEL	0	04/01/2001
E017768	REMODEL	0	02/01/2001
M014888	H/AC	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/0652	9/14/2020	MS	U	I	11	0
GRANTOR: BOARD OF TRUSTEES OF						
GRANTEE: MENHADEN MARINE GRO						
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UST=[YR=1993] N6 W6 S6 E6$ W6 S6
CAN=[YR=2002] W7 S6 E7 N6$ S34 E11 CAN=[YR=2002] S6 E8 N6 W8$
E19 N40$ PTR=E15 FUS=[YR=1993] E30 S40 W30 N40$ 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
1	0680	POLE SHED	0	0	40	25	1,000.00	SF	5.00	5.00	100	1940	1940	3	20	1,000	
2	0940	SHEDS/PORT	0	0	26	16	416.00	SF	15.00	15.00	100	1940	1940	3	20	1,248	
3	0971	ST LGHT OV	0	0	0	0	4.00	UT	1,555.00	1,555.00	100	1970	1970	3	20	1,244	
4	0681	POLE SHED	0	0	11	8	88.00	SF	15.00	15.00	100	1989	1989	3	20	264	
5	0803	ASPHALT C	0	0	0	0	12,397.00	SF	2.00	2.00	100	1980	1980	3	50	12,397	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1991	1991	3	29	734	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1991	1991	3	29	145	
8	0940	SHEDS/PORT	0	0	13	6	78.00	SF	30.00	30.00	100	2002	2002	3	20	468	
9	0810	CONCRETE A	0	0	18	5	90.00	SF	6.50	6.50	100	2002	2002	3	82	480	
10	0810	CONCRETE A	0	0	30	11	330.00	SF	6.50	6.50	100	2002	2002	3	82	1,759	

TOTAL OB/XF 19,739

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	004800	C	WAREHOUSE	0		IW	0.00	0.00	4.50	AC		1.00	1.00	1.00	300,000.00	300,000.00	1,350,000							
2	009620	C	MARSH	0		IW	0.00	0.00	6.59	AC		1.00	1.00	1.00	100.00	100.00	659							

REVIEW DATE 07/22/2020 BY KK Total Acres: 11.09 Total Land Value: 1,350,659 Market: 0 Agricultural: 0 Common: 1,350,659 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 1
BEING PT OF PARCEL 1 & BUTLER
ACT PAR 1 2 & 3 IN OR 2392/784

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

2024

14-3N-28-0000-0006-0010

BUILDING CHARACTERISTICS

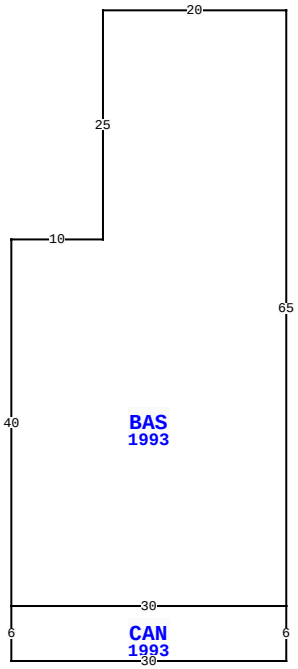
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		10 100
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	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1,700	11,404
CAN	180	30	54	362
TOTALS	1,880		1,754	11,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,754	73.3018	33.54	58,829	1925	1925	0	0	0	80.00	20.00

2 STOR WAREH – 0% - 0 Heated Area: 1700 HX Base Yr



BLD DATE	07/22/2020	KK	LGL DATE
XF DATE	07/22/2020	KK	LAND DATE 07/22/2020 KK
INC DATE			AG DATE

97172 POGY PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 9 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	195,533
TOTAL MARKET OB/XF VALUE	121,600
TOTAL LAND VALUE - MARKET	1,350,659
TOTAL MARKET VALUE	1,667,792
SOH/AGL Deduction	695,842
ASSESSED VALUE	971,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	971,950
TOTAL JUST VALUE	1,667,792
NCON VALUE	0
INCOME VALUE	14,025,684
PREVIOUS YEAR MKT VALUE	1,674,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/0652	9/14/2020	MS	U	I	11	0
GRANTOR: BOARD OF TRUSTEES OF						
GRANTEE: MENHADEN MARINE GRO						
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S25 W10 S40 CAN=[YR=1993] S6 E30 N6 W30$
E30 N65 $.

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	3.00	UT	225.00	225.00	100	2002	2002	3	58	392	
12	0819	CONC 12"	0	0	0	0	453.00	SF	9.50	9.50	100	1960	1960	3	20	861	
13	0680	POLE SHED	0	0	14	9	126.00	SF	10.00	10.00	100	1970	1970	3	20	252	
14	0940	SHEDS/PORT	0	0	11	8	88.00	SF	30.00	30.00	100	1980	1980	3	20	528	
15	0920	CWALL-WD/M	0	0	0	0	94.00	LF	390.00	390.00	100	1960	1960	3	20	7,332	
16	0940	SHEDS/PORT	0	0	25	13	325.00	SF	30.00	30.00	100	1980	1980	3	20	1,950	
17	0300	BOAT DCK W	0	0	0	0	795.00	SF	40.00	40.00	100	1980	1980	3	20	6,360	
18	0317	DCK PLNG W	0	0	0	0	20.00	UT	1,000.00	1,000.00	100	1980	1980	3	20	4,000	
19	0819	CONC 12"	0	0	0	0	843.00	SF	9.50	9.50	100	1960	1960	3	20	1,602	
20	0680	POLE SHED	0	0	8	8	64.00	SF	10.00	10.00	100	1984	1984	3	20	128	

TOTAL OB/XF 23,405

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 07/22/2020 BY KK Total Acres: 11.09 Total Land Value: 1,350,659 Market: 0 Agricultural: 0 Common: 1,350,659 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 1
BEING PT OF PARCEL 1 & BUTLER
ACT PAR 1 2 & 3 IN OR 2392/784

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

2024

14-3N-28-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		8 100
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

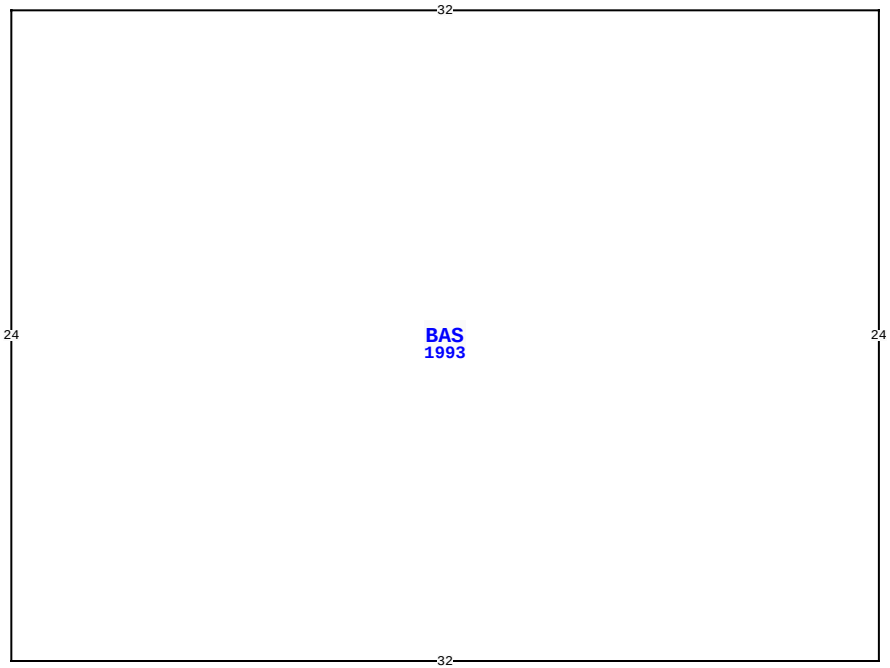
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	4,722
TOTALS	768		768	4,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	768	67.1933	30.74	23,608	1925	1925	0	0	0	80.00	20.00

4 STOR WAREH – 0% - 0 Heated Area: 768 HX Base Yr



97172 POGY PL, FERNANDINA BEACH

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	195,533
TOTAL MARKET OB/XF VALUE	121,600
TOTAL LAND VALUE - MARKET	1,350,659
TOTAL MARKET VALUE	1,667,792
SOH/AGL Deduction	695,842
ASSESSED VALUE	971,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	971,950
TOTAL JUST VALUE	1,667,792
NCON VALUE	0
INCOME VALUE	14,025,684
PREVIOUS YEAR MKT VALUE	1,674,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0652	9/14/2020	MS	U	I	11	0
GRANTOR: BOARD OF TRUSTEES OF						
GRANTEE: MENHADEN MARINE GRO						
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S24 E32 N24$.

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	0680	POLE SHED	0	0	8	5	40.00	SF	10.00	10.00	100	1984	1984	3	20	80	
22	0302	FLT DOCK C	0	0	0	0	5,792.00	SF	50.00	50.00	100	1980	1980	3	20	57,920	
23	0300	BOAT DCK W	0	0	0	0	1,982.00	SF	40.00	40.00	100	1980	1980	3	20	15,856	
24	0317	DCK PLNG W	0	0	0	0	23.00	UT	1,000.00	1,000.00	100	1980	1980	3	20	4,600	

LAND DESCRIPTION

TOTAL OB/XF 78,456

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 07/22/2020 BY KK Total Acres: 11.09 Total Land Value: 1,350,659 Market: 0 Agricultural: 0 Common: 1,350,659 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 1
BEING PT OF PARCEL 1 & BUTLER
ACT PAR 1 2 & 3 IN OR 2392/784

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

2024

14-3N-28-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
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		2 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		5 100
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

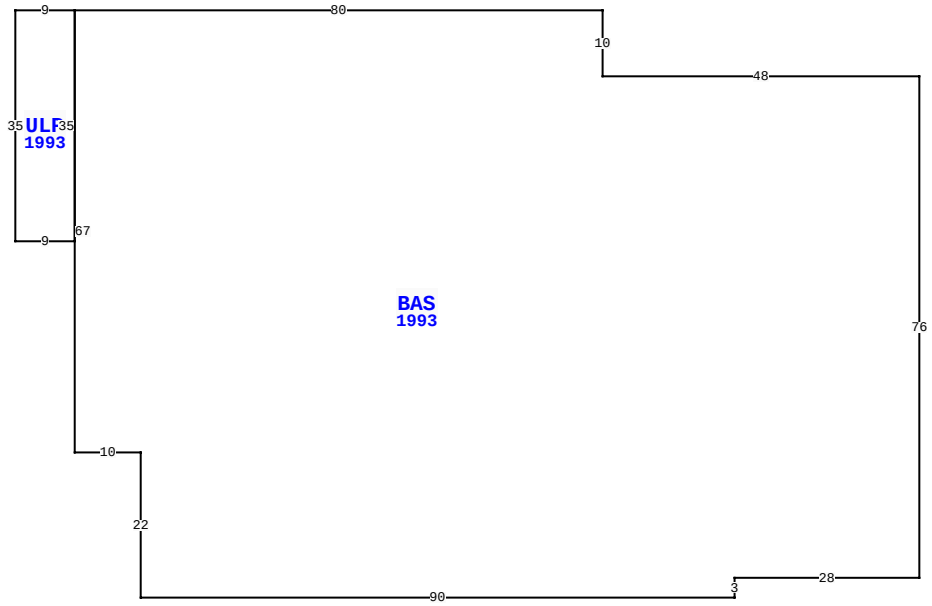
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,608	100	10,608	20,033
ULP	315	30	94	178
TOTALS	10,923		10,702	20,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	10,702	82.5552	37.77	404,215	1925	1925	20	0	0	80.00	5.00

5 STOR WAREH – 0% - 0 Heated Area: 10608 HX Base Yr



97172 POGY PL, FERNANDINA BEACH

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	195,533
TOTAL MARKET OB/XF VALUE	121,600
TOTAL LAND VALUE - MARKET	1,350,659
TOTAL MARKET VALUE	1,667,792
SOH/AGL Deduction	695,842
ASSESSED VALUE	971,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	971,950
TOTAL JUST VALUE	1,667,792
NCON VALUE	0
INCOME VALUE	14,025,684
PREVIOUS YEAR MKT VALUE	1,674,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0652	9/14/2020	MS	U	I	11	0
GRANTOR: BOARD OF TRUSTEES OF						
GRANTEE: MENHADEN MARINE GRO						
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 N10 W80 ULP=[YR=1993] W9 S35 E9 N35$ S67 E10 S22 E90 N3 E28 N76$.

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 07/22/2020 BY KK Total Acres: 11.09 Total Land Value: 1,350,659 Market: 0 Agricultural: 0 Common: 1,350,659 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 1
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ACT PAR 1 2 & 3 IN OR 2392/784

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325 POGY PLACE
FERNANDINA BEACH, FL 32034

2024

14-3N-28-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

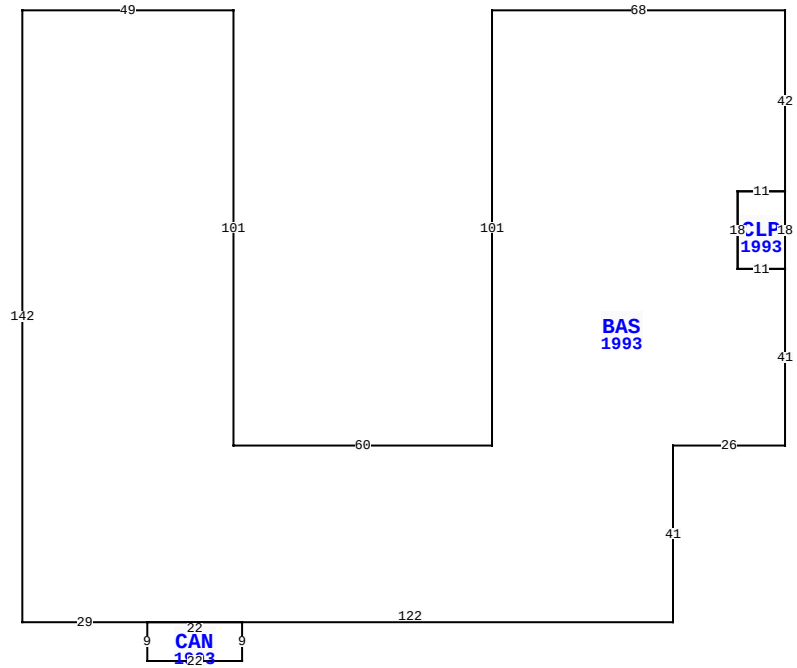
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		4 100
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	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	17,810	100	17,810	39,360
CAN	198	30	59	130
CLP	198	60	119	263
TOTALS	18,206		17,988	39,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	17,988	96.6150	44.20	795,070	1952	1952	20	0	0	80.00	5.00

6 STOR WAREH – 0% - 0 Heated Area: 17810 HX Base Yr



97172 POGY PL, FERNANDINA BEACH

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	195,533
TOTAL MARKET OB/XF VALUE	121,600
TOTAL LAND VALUE - MARKET	1,350,659
TOTAL MARKET VALUE	1,667,792
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ASSESSED VALUE	971,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	971,950
TOTAL JUST VALUE	1,667,792
NCON VALUE	0
INCOME VALUE	14,025,684
PREVIOUS YEAR MKT VALUE	1,674,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0652	9/14/2020	MS	U	I	11	0
GRANTOR: BOARD OF TRUSTEES OF						
GRANTEE: MENHADEN MARINE GRO						
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S101 W60 N101 W49 S142 E29 CAN=[YR=1993] S9 E22 N9 W22 $ E122 N41 E26 N41 CLP=[YR=1993] N18 W11 S18 E11$ W11 N18 E11 N42$.

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 07/22/2020 BY KK Total Acres: 11.09 Total Land Value: 1,350,659 Market: 0 Agricultural: 0 Common: 1,350,659 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 1
BEING PT OF PARCEL 1 & BUTLER
ACT PAR 1 2 & 3 IN OR 2392/784

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

2024

14-3N-28-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 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	02	WOOD FRAME 100
Story Height		13 100
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

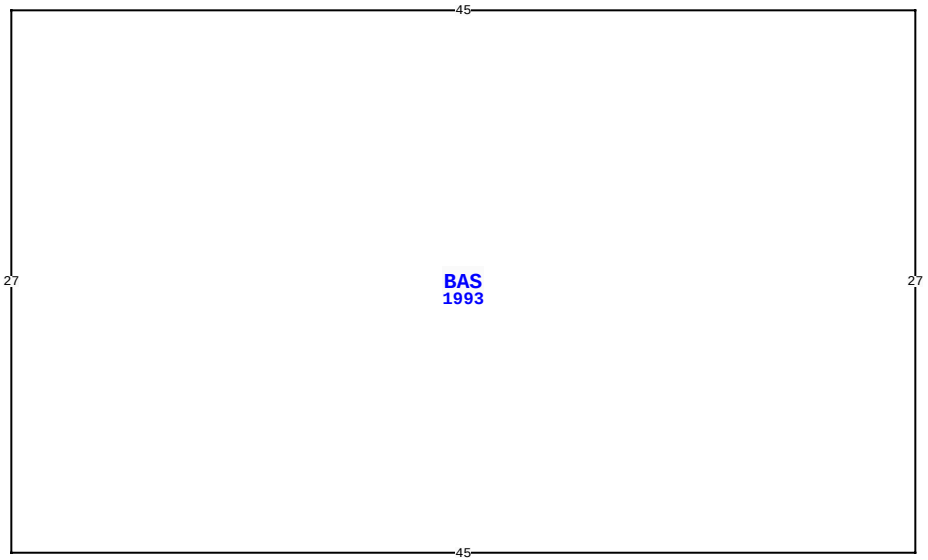
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1,215	11,099
TOTALS	1,215		1,215	11,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,215	63.3864	29.00	35,235	1984	1984	0	0	0	68.50	31.50

7 STOR WAREH – 0% - 0 Heated Area: 1215 HX Base Yr



97172 POGY PL, FERNANDINA BEACH

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	195,533
TOTAL MARKET OB/XF VALUE	121,600
TOTAL LAND VALUE - MARKET	1,350,659
TOTAL MARKET VALUE	1,667,792
SOH/AGL Deduction	695,842
ASSESSED VALUE	971,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	971,950
TOTAL JUST VALUE	1,667,792
NCON VALUE	0
INCOME VALUE	14,025,684
PREVIOUS YEAR MKT VALUE	1,674,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/0652	9/14/2020	MS	U	I	11	0
GRANTOR: BOARD OF TRUSTEES OF						
GRANTEE: MENHADEN MARINE GRO						
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S27 E45 N27$.

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 07/22/2020 BY KK Total Acres: 11.09 Total Land Value: 1,350,659 Market: 0 Agricultural: 0 Common: 1,350,659 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 1
BEING PT OF PARCEL 1 & BUTLER
ACT PAR 1 2 & 3 IN OR 2392/784

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

2024

14-3N-28-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 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		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	03	Quality Level 03

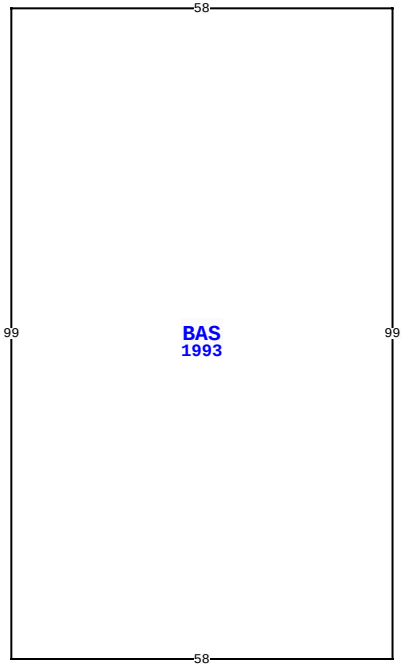
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,742	100	5,742	7,720
TOTALS	5,742		5,742	7,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	5,742	58.7826	26.89	154,402	1952	1952	20	0	0	80.00	5.00

8 STOR WAREH – 0% - 0 Heated Area: 5742 HX Base Yr



97172 POGY PL, FERNANDINA BEACH

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	195,533
TOTAL MARKET OB/XF VALUE	121,600
TOTAL LAND VALUE - MARKET	1,350,659
TOTAL MARKET VALUE	1,667,792
SOH/AGL Deduction	695,842
ASSESSED VALUE	971,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	971,950
TOTAL JUST VALUE	1,667,792
NCON VALUE	0
INCOME VALUE	14,025,684
PREVIOUS YEAR MKT VALUE	1,674,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0652	9/14/2020	MS	U	I	11	0
GRANTOR: BOARD OF TRUSTEES OF						
GRANTEE: MENHADEN MARINE GRO						
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S99 E58 N99$.

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 07/22/2020 BY KK Total Acres: 11.09 Total Land Value: 1,350,659 Market: 0 Agricultural: 0 Common: 1,350,659 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 1
BEING PT OF PARCEL 1 & BUTLER
ACT PAR 1 2 & 3 IN OR 2392/784

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

2024

14-3N-28-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

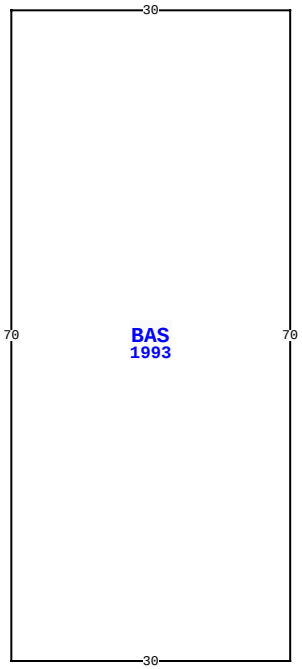
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 50
Roof Cover	05	CORG ASB 50
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		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	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2,100	4,702
TOTALS	2,100		2,100	4,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,100	97.8862	44.78	94,038	1925	1925	20	0	0	80.00	5.00

9 STOR WAREH – 0% - 0 Heated Area: 2100 HX Base Yr



97172 POGY PL, FERNANDINA BEACH

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	195,533
TOTAL MARKET OB/XF VALUE	121,600
TOTAL LAND VALUE - MARKET	1,350,659
TOTAL MARKET VALUE	1,667,792
SOH/AGL Deduction	695,842
ASSESSED VALUE	971,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	971,950
TOTAL JUST VALUE	1,667,792
NCON VALUE	0
INCOME VALUE	14,025,684
PREVIOUS YEAR MKT VALUE	1,674,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0652	9/14/2020	MS	U	I	11	0
GRANTOR: BOARD OF TRUSTEES OF						
GRANTEE: MENHADEN MARINE GRO						
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S70 E30 N70$.

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 07/22/2020 BY KK Total Acres: 11.09 Total Land Value: 1,350,659 Market: 0 Agricultural: 0 Common: 1,350,659 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 1
BEING PT OF PARCEL 1 & BUTLER
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MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

2024

14-3N-28-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

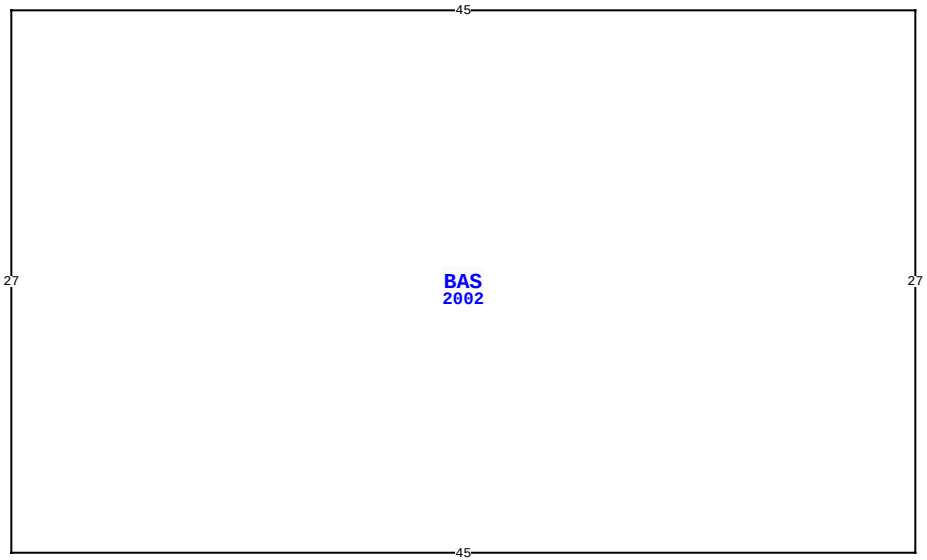
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
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	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1,215	36,815
TOTALS	1,215		1,215	36,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,215	88.3008	40.40	49,086	2002	2002	0	0	0	25.00	75.00

10 STOR WAREH – 0% - 0 Heated Area: 1215 HX Base Yr



97172 POGY PL, FERNANDINA BEACH

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	195,533
TOTAL MARKET OB/XF VALUE	121,600
TOTAL LAND VALUE - MARKET	1,350,659
TOTAL MARKET VALUE	1,667,792
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ASSESSED VALUE	971,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	971,950
TOTAL JUST VALUE	1,667,792
NCON VALUE	0
INCOME VALUE	14,025,684
PREVIOUS YEAR MKT VALUE	1,674,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0652	9/14/2020	MS	U	I	11	0
GRANTOR: BOARD OF TRUSTEES OF						
GRANTEE: MENHADEN MARINE GRO						
2392/0784	9/14/2020	WD	Q	I	05	4,250,000
GRANTOR: NASSAU FERTILIZER & O						
GRANTEE: MENHADEN MARINE GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W45 S27 E45 N27$.

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 07/22/2020 BY KK Total Acres: 11.09 Total Land Value: 1,350,659 Market: 0 Agricultural: 0 Common: 1,350,659 PRINTED 08/06/2024 BY SYS