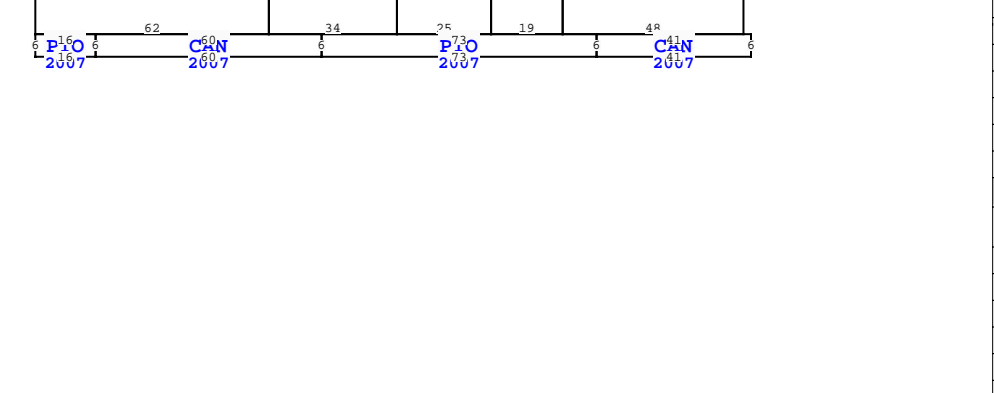




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	03 CONC FINSH 90
Interior Floor	11 CLAY TILE 10
Ceiling	04 NONE 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	28 100
Frame	03 MASONRY 100
Story Height	18 100
RMS	12 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1602	04	13,507	106.9160	113.87	1,538,042	2007	2007	0	0	0	20.00	80.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	1,230,434		
TOTAL MARKET OB/XF VALUE	132,042		
TOTAL LAND VALUE - MARKET	703,125		
TOTAL MARKET VALUE	2,065,601		
SOH/AGL Deduction	818,337		
ASSESSED VALUE	1,247,264		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,247,264		
TOTAL JUST VALUE	2,065,601		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,125,797		



Quality				
DOR CODE	COMMUNITY SHOPPING			
1600	COMMUNITY SHOPPING			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,960	100	4,960	451,836
BAS	1,178	100	1,178	107,311
BAS	2,916	100	2,916	265,636
BAS	2,540	100	2,540	231,384
BAS	1,550	100	1,550	141,199
CAN	246	30	74	6,741
CAN	360	30	108	9,838
FST	60	50	30	2,733
PTO	96	5	5	455
PTO	438	5	22	2,004
TOTALS	15,168		13,507	1,230,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006496	BLD OUT-MEAT MARK	73,137	09/09/2019
19003304	BLD OUT-PINCH A P	70,453	05/09/2019
19003311	BLD OUT-SUITE 2	115,319	05/07/2019
18008686	REMODEL- T. GREGO	10,000	11/14/2018
17008310	REMODEL	22,500	09/20/2017
B1632002	REMODEL	23,500	04/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/1880	7/25/2014	QC	U	I	11	100

GRANTOR: HAKIMIAN HOLDINGS INC  
 GRANTEE: GATES OF FERNANDINA

1931/0333	7/24/2014	WD	Q	I	01	740,000
GRANTOR: MOBLEY INVESTMENT PRO GRANTEE: HAKIMIAN HOLDINGS I						

\*\* This building has 11 Sub-Areas  
 474347 SR 200, FERNANDINA BEACH

BLD DATE	07/23/2020	KK	LGL DATE	
XF DATE	07/23/2020	KK	LAND DATE	07/23/2020
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
1	0803	ASPHALT C	0	0	0	0	23,057.00	SF	2.00	2.00	100	2007	2007	3	60	27,668	
2	0400	CONC CURB	0	0	0	0	1,011.00	LF	15.00	15.00	100	2007	2007	3	91	13,800	
3	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2007	2007	3	91	432	
4	0443	STK FNC 6'	0	0	0	0	300.00	LF	10.00	10.00	100	2007	2007	3	31	930	
5	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	2007	2007	3	72	16,394	
6	0810	CONCRETE A	0	0	0	0	189.00	SF	6.50	6.50	100	2007	2007	3	88	1,081	
7	0443	STK FNC 6'	0	0	0	0	59.00	LF	10.00	10.00	100	2007	2007	3	31	183	
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2007	2007	3	72	864	
9	0812	CONCRETE C	0	0	0	0	2,003.00	SF	4.00	4.00	100	2007	2007	3	88	7,051	
10	0978	SECURTY LT	0	0	0	0	11.00	UT	225.00	225.00	100	2007	2007	3	72	1,782	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001600	C	SH CTR COM	0	0004	CG	0.00	0.00	56,250.00	SF		1.00	1.00	1.00	12.50	12.50	703,125							

BUILDING NOTES													
BUILDING DIMENSIONS													
FST=[YR=2008] W6 BAS=[YR=2009] W42 BAS=[YR=2009] W19 BAS=[YR=2020] W25 BAS=[YR=2019] W10 N18 W24 BAS=[YR=2007] W62 S80 PTO=[YR=2007] S6 E16 CAN=[YR=2007] E60 PTO=[YR=2007] E73 CAN=[YR=2007] E41 N6 W41 S6\$ N6 W73 S6\$ N6 W60 S6\$ N6 W16\$ E62 N80 \$ S80 E34 N62\$ S62 E25 N62\$ S62 E19 N62\$ S62 E48 N52 W6 N10\$ S10 E6 N10\$ PTR= N20 ULP=[YR=2008] N12 E16 N1 E36 S14 L40 D6 U7 L1 W11\$ S20\$.													



IN OR 1932/1880  
 PARCELS 19 & 20-7  
 ESMT OR 724/956

GATES OF FERNANDINA LLC/  
 P.O. BOX 56678  
 JACKSONVILLE, FL 32241

2024

40-2N-28-0000-0019-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY					STANDARD						
																				Tax Group: 4					Tax Dist:						
																				BUILDING MARKET VALUE					1,230,434						
																				TOTAL MARKET OB/XF VALUE					132,042						
																				TOTAL LAND VALUE - MARKET					703,125						
																				TOTAL MARKET VALUE					2,065,601						
																				SOH/AGL Deduction					818,337						
																				ASSESSED VALUE					1,247,264						
																				TOTAL EXEMPTION VALUE					0						
																				BASE TAXABLE VALUE					1,247,264						
																				TOTAL JUST VALUE					2,065,601						
																				NCON VALUE					0						
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE					2,125,797						
DOR CODE										1600 COMMUNITY SHOPPING																					
MAP NUM										MKT AREA 04																					
NEIGHBORHOOD/LOC										4002.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES																															
										BLD DATE	07/23/2020			KK	LGL DATE																
										XF DATE	07/23/2020			KK	LAND DATE	07/23/2020															
										INC DATE				AG DATE																	
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															
21	0381	COOLER	0	0	9	7			82.50	100	2020	2020	3	97	5,042																
22	0383	FREEZER	0	0	8	7			105.00	100	2020	2020	3	97	5,704																
										TOTAL OB/XF										10,746											
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							
REVIEW DATE 07/23/2020 BY KK Total Acres: 0.00 Total Land Value: 703,125 Market: 0 Agricultural: 0 Common: 703,125 PRINTED 08/06/2024 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10680	REPAIR/RRF	75,000	09/01/2007
E19623	ELEC OTHER	2,500	07/01/2007
E19624	ELEC OTHER	3,800	07/01/2007
E19717	ELEC OTHER	2,000	07/01/2007
M12996	MECH OTHER	0	06/01/2007
P12344	OTHER	0	05/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1932/1880	7/25/2014	QC	U	I	11	100			
GRANTOR: HAKIMIAN HOLDINGS INC									
GRANTEE: GATES OF FERNANDINA									
1931/0333	7/24/2014	WD	Q	I	01	740,000			
GRANTOR: MOBLEY INVESTMENT PRO									
GRANTEE: HAKIMIAN HOLDINGS I									

BUILDING NOTES									

BUILDING DIMENSIONS									