LOT 17 & 18
EX R/W IN OR 94/432
FIVE POINTS 2 PB 3/35

ISLAND LIFE GRAPHICS INC/
1410 OAK STREET EAST
FERNANDINA BEACH, FL 32034

2025

00-00-30-024B-0018-0000

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	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		14 100
RMS		11 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

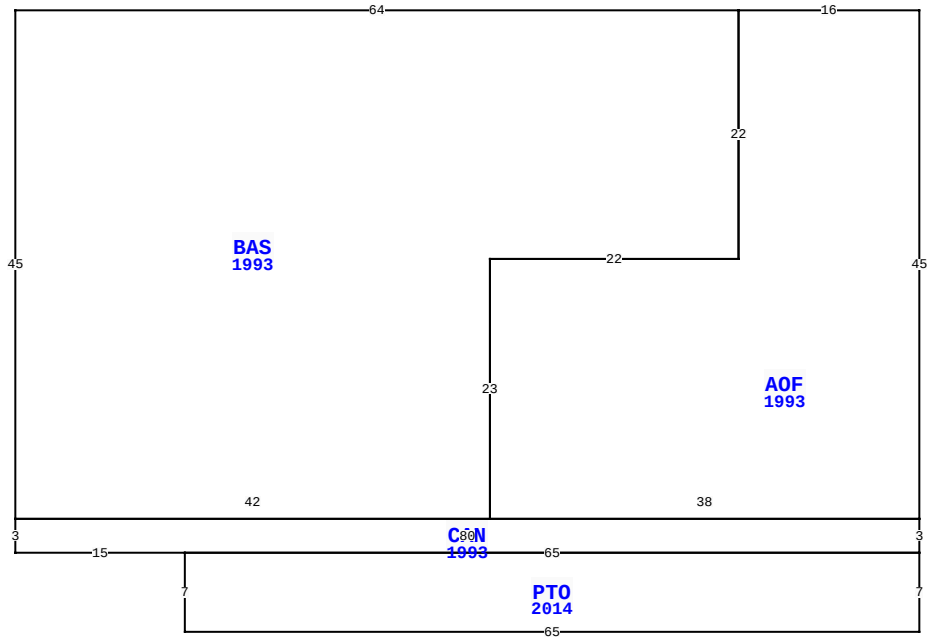
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,226	185	1993	2,268	65,664
BAS	2,374	100	1993	2,374	68,733
CAN	240	30	1993	72	2,084
PTO	455	5	2014	23	666
TOTALS	4,295			4,737	137,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,737	91.7112	41.96	198,765	1992	2000	0	0	0	31.00	69.00

1 STOR WAREH – 0% - 2023 Heated Area: 3600 HX Base Yr



1410 E OAK ST, FERNANDINA BEACH

BLD DATE	10/11/2019	KKA	LGL DATE	
XF DATE	10/11/2019	KKA	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	137,148
TOTAL MARKET OB/XF VALUE	37,196
TOTAL LAND VALUE - MARKET	429,312
TOTAL MARKET VALUE	603,656
SOH/AGL Deduction	78,240
ASSESSED VALUE	525,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	525,416
TOTAL JUST VALUE	603,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	477,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14543	OTHER	0	12/01/2010
B24082	REMODEL	10,000	11/01/2010
C0922727	CO ISSUED	0	08/01/2009
P13897	OTHER	0	08/01/2009
B22727	DEMOLITION	30,000	08/01/2009
7905	NEW CONSTR	21,200	03/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1960	7/15/2022	SW	Q	I	05	600,000
GRANTOR: TRIGGER LLC						
GRANTEE: ISLAND LIFE GRAPHIC						
2333/0810	10/18/2019	WD	U	I	11	100
GRANTOR: SPICER WILLIAM T & SU						
GRANTEE: TRIGGER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W16 BAS=[YR=1993] W64 S45 CAN=[YR=1993] S3 E15PTO=[YR=2014] S7E65N7 W65$E65N3W80$E42N23E22N22$S22 W22S23E38N45$.

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	0812	CONCRETE C	0	0	0	0	11,313.00	SF	4.00	4.00	100	1992	1992	3	62	28,056	
2	0430	CL FNC 6B	0	0	0	0	365.00	LF	9.70	9.70	100	1992	1992	3	28	991	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1992	1992	3	28	84	
4	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1992	1992	3	28	210	
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2000	2000	3	83	125	
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1992	1992	3	20	80	
7	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	1992	1992	3	20	360	
8	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	2009	2009	3	35	56	
9	0441	STK FNC 4'	0	0	0	0	7.00	LF	6.50	6.50	100	2009	2009	3	35	16	
10	0966	FIRE SPRNK	0	0	0	0	3,600.00	SF	3.00	3.00	100	1992	1992	3	62	6,696	

TOTAL OB/XF 36,674

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	0006	CI	100.00	172.00	26,832.00	SF		1.00	1.00	0.80	20.00	16.00	429,312							

REVIEW DATE 10/11/2019 BY KKA Total Acres: 0.62 Total Land Value: 429,312 Market: 0 Agricultural: 0 Common: 429,312 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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	1992	1992	3	29	522	

LAND DESCRIPTION

TOTAL OB/XF 522

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 10/11/2019 BY KKA Total Acres: 0.62 Total Land Value: 429,312 Market: 0 Agricultural: 0 Common: 429,312 PRINTED 07/30/2025 BY SYS