

LOT 19  
PT OR 1788/386  
FIVE POINTS 2 PB 3/35

COOLING CASTLES LLC/  
PO BOX 17171  
FERNANDINA BEACH, FL 32035

2025

00-00-30-024B-0019-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                        |                      |              |                      |          |        |         |                | MARKET ADJUSTMENTS              |         |             |             |                |                 |                |                    |                             |      | NASSAU COUNTY PROPERTY                         |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------|----------------------|--------------|----------------------|----------|--------|---------|----------------|---------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|--------------------|-----------------------------|------|------------------------------------------------|-------|--------|--------------|-------------------|--|--|--|--|--|--|-----------|--|--|--|--|--|--|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                  |                  |                        |                      |              |                      |          |        |         |                | VALUATION SUMMARY               |         |             |             |                |                 |                |                    |                             |      | PAGE 1 of 1                                    |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                       | CD               |                        |                      |              |                      |          |        |         |                | TYPE                            | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB                | ECON                        | FNCT |                                                | NORM  | % COND | VALUATION BY |                   |  |  |  |  |  |  | STANDARD  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 25               | MOD METAL 100          |                      |              |                      |          |        |         |                | 4803                            | 06      | 5,187       | 105.3007    | 48.18          | 249,910         | 1993           | 1993               | 0                           | 0    | 0                                              | 47.50 | 52.50  | Tax Group: 8 |                   |  |  |  |  |  |  | Tax Dist: |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 10               | STEEL FRME 100         |                      |              |                      |          |        |         |                | 1 STOR WAREH - 0% - 0           |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              | Heated Area: 3800 |  |  |  |  |  |  |           |  |  |  |  |  |  | HX Base Yr |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 12               | MODULAR MT 100         |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 01               | MINIMUM 80             |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 20             |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 03               | CONC FINSH 100         |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Ceiling                                                                                                                                       | 02               | F.NOT SUS 100          |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100            |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100         |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Plumbing                                                                                                                                      | 10               | 100                    |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 05               | STEEL 100              |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Story Height                                                                                                                                  |                  | 14 100                 |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| RMS                                                                                                                                           |                  | 5 100                  |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100                 |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Class                                                                                                                                         | 00               | . 100                  |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100                    |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | 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                                                                                                                                           | 632              | 185                    | 1993                 | 1,169        | 29,569               |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AOF                                                                                                                                           | 1,000            | 185                    | 2012                 | 1,850        | 46,795               |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 2,168            | 100                    | 1993                 | 2,168        | 54,838               |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  | 3,800                  |                      |              |                      | 5,187    |        | 131,203 |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                        |                      |              |                      |          |        |         |                | 1438 E OAK ST, FERNANDINA BEACH |         |             |             |                |                 |                |                    |                             |      | BLD DATE 10/11/2019 KKA LGL DATE 04/23/2025 DC |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                             | 0812             | CONCRETE C             | 0                    | 0            | 0                    | 6,204.00 | SF     | 4.00    | 4.00           | 100                             | 1993    | 1993        | 3           | 64             | 15,882          |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0424             | CL FNC 6'              | 0                    | 0            | 0                    | 375.00   | LF     | 20.00   | 20.00          | 100                             | 1993    | 1993        | 3           | 29             | 2,175           |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0400             | CONC CURB              | 0                    | 0            | 0                    | 56.00    | LF     | 15.00   | 15.00          | 100                             | 1993    | 1993        | 3           | 72             | 605             |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 6001             | ROLLUP DR              | 0                    | 0            | 0                    | 4.00     | UT     | 400.00  | 400.00         | 100                             | 1993    | 1993        | 3           | 20             | 320             |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0464             | FNC GT 10'             | 0                    | 0            | 0                    | 2.00     | UT     | 350.00  | 350.00         | 100                             | 1993    | 1993        | 3           | 29             | 203             |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 0978             | SECURTY LT             | 0                    | 0            | 0                    | 4.00     | UT     | 450.00  | 450.00         | 100                             | 1993    | 1993        | 3           | 30             | 540             |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                        |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                | TOTAL OB/XF 19,725 |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                             | 004800           | C                      | WAREHOUSE            | 0            | 0006                 | CI       | 100.00 | 172.00  | 17,200.00      | SF                              |         | 1.00        | 1.00        | 0.80           | 20.00           | 16.00          | 275,200            |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 10/11/2019 BY KKA Total Acres: 0.00 Total Land Value: 275,200 Market: 0 Agricultural: 0 Common: 275,200 PRINTED 07/30/2025 BY SYS |                  |                        |                      |              |                      |          |        |         |                |                                 |         |             |             |                |                 |                |                    |                             |      |                                                |       |        |              |                   |  |  |  |  |  |  |           |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |