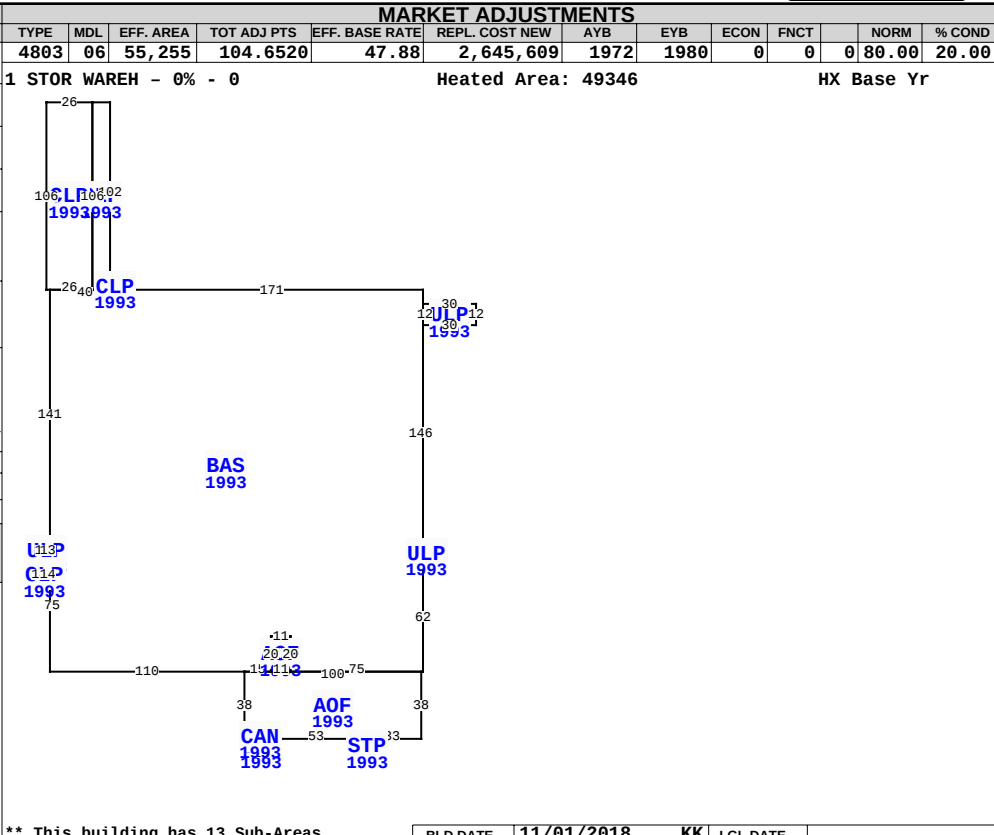




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	12	100
Frame	05	STEEL 100
Story Height	18	100
RMS	15	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	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	220	185	1993	407	3,897
AOF	3,770	185	1993	6,974	66,783
BAS	45,356	100	1993	45,356	434,329
CAN	30	30	1993	9	86
CLP	24	60	1993	14	134
CLP	84	60	1993	50	479
CLP	1,060	60	1993	636	6,090
CLP	2,756	60	1993	1,654	15,839
STP	40	10	1993	4	38
STP	152	10	1993	15	144
TOTALS	53,944			55,255	529,122



** This building has 13 Sub-Areas

2345 FRIENDLY RD, FERNANDINA BEACH

BLD DATE	11/01/2018	KK	LGL DATE	
XF DATE	11/01/2018	KK	LAND DATE	12/12/2024
INC DATE			AG DATE	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	0	55,768.00	SF	4.00	4.00	100	1972	1972	3	22	49,076	
2	0467	FNC GT 25'	0	0	0	0	1.00	UT	175.00	175.00	100	2000	2000	3	48	84	
3	0430	CL FNC 6B	0	0	0	0	1,638.00	LF	9.70	9.70	100	1972	1972	3	20	3,178	
4	0467	FNC GT 25'	0	0	0	0	1.00	UT	175.00	175.00	100	2000	2000	3	48	84	
5	0811	CONCRETE B	0	0	121	5	605.00	SF	5.20	5.20	100	1972	1972	3	22	692	
6	0511	GARAGE CB-	0	0	17	17	289.00	SF	40.00	40.00	100	1982	1982	3	35	4,046	
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	1972	1972	3	20	3,036	
8	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	1972	1972	3	29.2	88	
9	0400	CONC CURB	0	0	0	0	539.00	LF	15.00	15.00	100	1990	1990	3	66	5,336	
10	0810	CONCRETE A	0	0	5	7	35.00	SF	6.50	6.50	100	1990	1990	3	57	130	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	004800	C	WAREHOUSE	0	0006	IW	0.00	0.00	418,612.00	SF		1.00	1.00	0.50	6.00	3.00	1,255,836		

NASSAU COUNTY PROPERTY				PAGE 1 of 2	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				537,000	
TOTAL MARKET OB/XF VALUE				134,504	
TOTAL LAND VALUE - MARKET				1,255,836	
TOTAL MARKET VALUE				1,927,340	
SOH/AGL Deduction				0	
ASSESSED VALUE				1,927,340	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,927,340	
TOTAL JUST VALUE				1,927,340	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,931,005	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704195	ADDITION	0	08/01/1997
E973985	REMODEL	1,500	08/01/1997
B9502261	ADDITION	35,000	09/01/1995
B950386	REPAIR/RRF	35,000	09/01/1995
E941064	CHNGE SRVC	3,000	07/01/1994
7840	REMODEL	2,000	02/22/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2385/0522	8/14/2020	SW	Q	I	01	2,059,900	
GRANTOR: NORTHEAST FL TREE FAR							
GRANTEE: WORLDWIDE TERMINALS							
2212/1599	6/20/2018	SW	Q	I	01	2,075,000	
GRANTOR: NASSAU TERMINALS INC							
GRANTEE: NORTHEAST FLORIDA T							

BUILDING NOTES									
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BUILDING DIMENSIONS

ULP=[YR=1993] W30 BAS=[YR=1993] N8 W171 CLP=[YR=1993] N4 W6
CLP=[YR=1993] N102 W10 CLP=[YR=1993] W26 S106 E26 N106 \$ S106
E10 N4 \$ S4 E6 \$ W40 S141 ULP=[YR=1993] W4 S13 CLP=[YR=1993]
W2 S14 E6 N14 W4 \$ E4 N13 \$ S75 E110 AOF=[YR=1993] S38
STP=[YR=1993] S8 E19 N8 W19 \$ E4 CAN=[YR=1993] E10 N3 W10 S3
\$ N3 E10 S3 E53 STP=[YR=1993] S8 E5 N8 W5 \$ E33 N38 W100 \$
E15 AOF=[YR=1993] E11 N20 W11 S20 \$ N20 E11 S20 E75 N62
ULP=[YR=1993] E4 N10 W4 S10 \$ N146 \$ S12 E30 N12 \$.

WORLDWIDE TERMINALS FNDNA LLC
904 W LEGACY CENTER WAY
MIDVALE, UT 84047

2025

[illegible]