

LOT 15 & PT LOTS 16 & 17 (S-1)
IN OR 1167/529
LARCHMONT UNIT 1 PB 3/13

1000 HIGHWAY 98 EAST CORP
10800 NW 106TH ST # 6
MEDLEY, FL 33178

2025

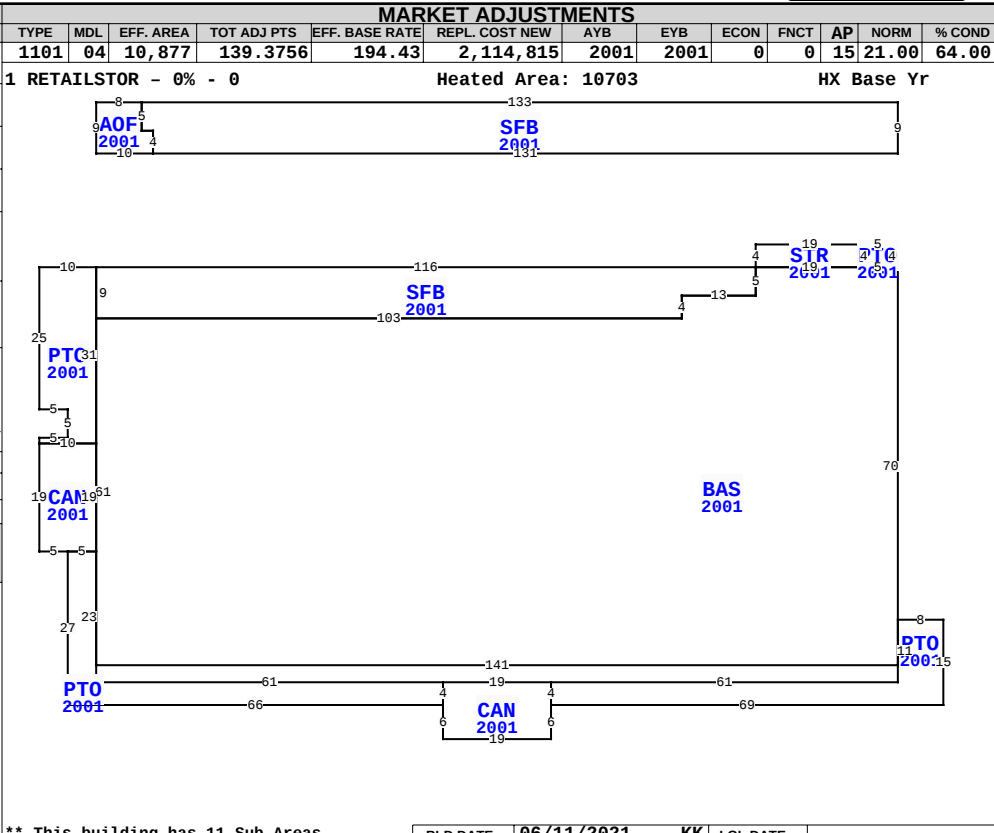
00-00-30-036A-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		24 100
RMS		4 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE		1100STORES, 1 STORY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	80	100	2001	80	9,955
BAS	8,878	100	2001	8,878	1,104,736
CAN	190	30	2001	57	7,093
CAN	190	30	2001	57	7,093
PTO	20	5	2001	1	124
PTO	285	5	2001	14	1,742
PTO	364	5	2001	18	2,240
PTO	379	5	2001	19	2,364
SFB	992	80	2001	794	98,801
SFB	1,189	80	2001	951	118,338
TOTALS	12,643			10,877	1,353,482



BLD DATE	06/11/2021	KK	LGL DATE	
XF DATE	06/11/2021	KK	LAND DATE	
INC DATE			AG DATE	
1575 SADLER RD, FERNANDINA BEACH			04/21/2025	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	0400	CONC CURB	0	0	0	0	707.00	LF	15.00	15.00	1	2001	2001	3	1	106	
2	0402	CONC BUMPE	0	0	0	0	38.00	UT	25.00	25.00	1	2001	2001	3	1	10	
3	0801	ASPHALT A	0	0	10	34	340.00	SF	3.00	3.00	1	2001	2001	3	1	10	
4	0801	ASPHALT A	0	0	0	0	395.00	SF	3.00	3.00	1	2001	2001	3	1	12	
5	0803	ASPHALT C	0	0	0	0	17,936.00	SF	2.00	2.00	1	2001	2001	3	1	359	
6	0966	FIRE SPRNK	0	0	0	0	9,950.00	SF	3.00	3.00	1	2001	2001	3	1	299	
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	3,289.00	3,289.00	1	2001	2001	3	1	197	
8	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00	1	2001	2001	3	1	60	
9	0971	ST LGHT OV	0	0	0	0	5.00	UT	1,555.00	1,555.00	1	2005	2005	3	1	78	
10	7000	SIGN	0	0	0	0	1.00	SF	1,000.00	1,000.00	1	2001	2001	3	1	10	

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	001100	C	STORE 1FLR	0	0003	C-2	100.00	400.00	48,560.00	SF		1.00	1.00	1.00	17.50	17.50	849,800		
2	009602	C	RETENTION PO	0		C-2	0.00	0.00	0.50	AC		1.00	1.00	1.00	100.00	100.00	50		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										2									
VALUATION BY					DIRECT_CAP														
Tax Group: 2					Tax Dist:														
BUILDING MARKET VALUE					2,317,051														
TOTAL MARKET OB/XF VALUE					0														
TOTAL LAND VALUE - MARKET					0														
TOTAL MARKET VALUE					2,317,051														
SOH/AGL Deduction					106,668														
ASSESSED VALUE					2,210,383														
TOTAL EXEMPTION VALUE					0														
BASE TAXABLE VALUE					2,210,383														
TOTAL JUST VALUE					2,317,051														
NCON VALUE					0														
INCOME VALUE					2,317,051														
PREVIOUS YEAR MKT VALUE					2,317,051														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010323	SIGNS	7,000	04/27/2001
20010709	XFOB	14,000	04/19/2001
20010323	H/AC	55,000	02/26/2001
20014558	NEW CONSTR	50,000	12/21/2000
20014547	NEW CONSTR	492,350	12/19/2000
2004297	DEMOLITION	8,000	11/03/2000

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1167/0529		9/02/2003	WD	U	I	12	1,860,000		
GRANTOR: EDMONDS JAMES III TRU									
GRANTEE: 1000 HIGHWAY 98 EAS									
0957/0553		11/07/2000	WD	Q	V		675,000		
GRANTOR: PARKEMORE FAIRVIEW LL									
GRANTEE: EDMONDS JAMES III T									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2001] W1PTO=[YR=2001] N4W5S4E5SW5 STR=[YR=2001] N4W19S4E19SW19 SFB=[YR=2001] W116 PTO=[YR=2001] W10 S25 E5SW5S1 CAN=[YR=2001] S19 E5 PTO=[YR=2001] S27 E66 CAN=[YR=2001] S6 E19 N6 PTO=[YR=2001] E69 N15 W8 S11 W61 S4 \$ N4 W19 S4 \$ N4 W61 N23 W5 \$ E5 N19 W10 \$ E10 N31 \$ S9 E103 N4 E13 N5\$ S5 W13 S4 W103 S61 E141 N70 \$ PTR= N20 SFB=[YR=2001] N9 W133 AOF=[YR=2001] W8 S9 E10 N4W2N5\$S5E2S4 E131\$ S20 \$.									

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MEDLEY, FL 33178

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