PT LOT 2 IN OR 2561/675,
LOT 3 & 1/8 INT IN TRACT B
MAGNOLIA POINT PB 5/344

JONENE INC/
940832 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-037M-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

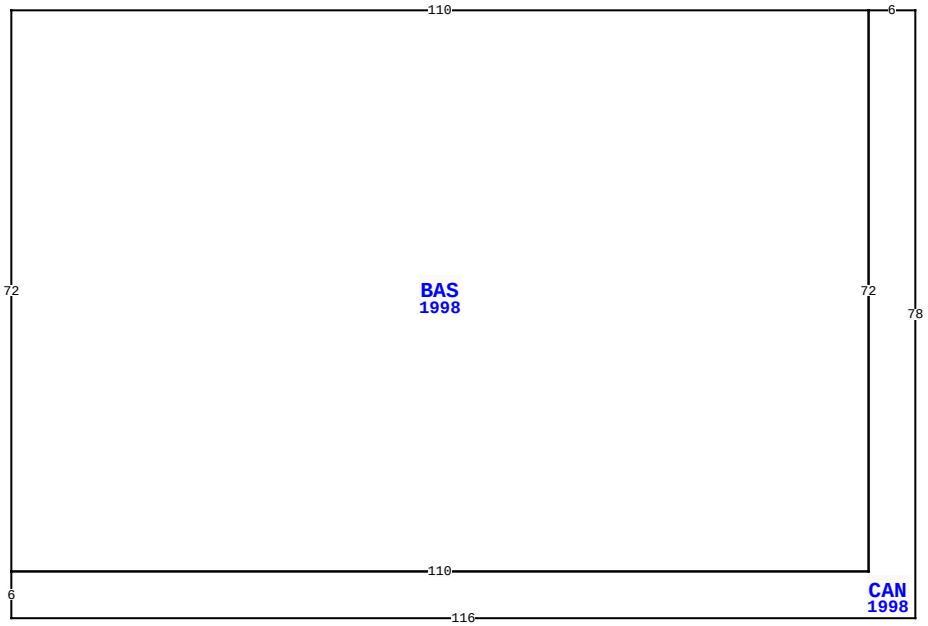
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	11	CLAY TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	05	STEEL 100
Story Height		12 100
RMS		29 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,920	100	1998	7,920	555,823
CAN	1,128	30	1998	338	23,721
TOTALS	9,048			8,258	579,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	8,258	99.4950	103.97	858,584	1998	1998	0	0	0	32.50	67.50

1 NBHD SHOP – 0% - 0 Heated Area: 7920 HX Base Yr



BLD DATE	12/04/2024 KWA	LGL DATE	
XF DATE	12/04/2024 KWA	LAND DATE	05/31/2022 KK
INC DATE		AG DATE	

1875 S 14TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	543,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	754,592
SOH/AGL Deduction	0
ASSESSED VALUE	754,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	754,592
TOTAL JUST VALUE	754,592
NCON VALUE	0
INCOME VALUE	754,592
PREVIOUS YEAR MKT VALUE	754,592

MAGNOLIA PLAZA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SA240006889	84 IN X 18 IN SIG	346	06/11/2024
230005267	BUILD OUT B		04/24/2023
21004698	REMODEL	2,700	04/15/2021
M1521371	STE E	0	06/01/2015
E1529258	STE B JW FRAME GA	0	05/01/2015
E1528648	ELEC OTHER	0	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0675	5/03/2022	QC	U	V	11	100
GRANTOR: INTERNATIONAL DRIVE S						
GRANTEE: JONENE INC						
1079/0572	9/06/2002	WD	U	I	12	800,000
GRANTOR: MILLER, LEE & MCCARRO						
GRANTEE: JONENE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W110 S72 CAN=[YR=1998] S6 E116 N78 W6 S72 W110$ E110 N72 $.

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	0402	CONC BUMPE	0	0	0	0	25.00	UT	25.00	25.00	100	1998	1998	3	80	500	
2	0812	CONCRETE C	0	0	0	0	5,000.00	SF	4.00	4.00	100	1998	1998	3	73	14,600	
3	0856	POROUS CC	0	0	0	0	9,108.00	SF	2.50	2.50	100	1998	1998	3	73	16,622	
5	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2003	2003	3	100	200	
6	0801	ASPHALT A	0	0	0	0	451.00	SF	3.00	3.00	100	2005	2005	3	54	731	
7	0811	CONCRETE B	0	0	0	0	596.00	SF	5.20	5.20	100	2014	2014	3	94	2,913	

LAND DESCRIPTION

TOTAL OB/XF 35,566

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	001610	C	SH CTR NHD	0	0003	CI	0.00	0.00	28,675.00	SF		1.00	1.00	1.00	10.00	10.00	286,750							

REVIEW DATE 12/04/2024 BY KWA Total Acres: 0.00 Total Land Value: 211,286 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS