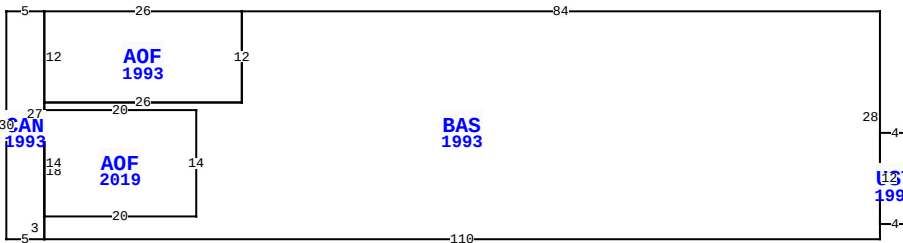


**D PARKER LLC/
2619 MIDWAY RD
FERNANDINA BEACH, FL 32035**

00-00-30-044B-0093-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		25	MOD METAL 100		4807	06	4,152	84.1152	38.48	159,769	1989	1994	0	0	0	50.00	50.00	VALUATION BY											
Roof Structur		10	STEEL FRME 100		1 PREFAB MTL - 0% - 2023													Heated Area: 3580											
Roof Cover		12	MODULAR MT 100		HX Base Yr													STANDARD											
Interior Wall		01	MINIMUM 90															Tax Group: 8											
Interior Wall		04	PLYWOOD 10															Tax Dist:											
Interior Floo		03	CONC FINSH 100															BUILDING MARKET VALUE											
Ceiling		02	F.NOT SUS 100															TOTAL MARKET OB/XF VALUE											
Air Condition		01	NONE 100															TOTAL LAND VALUE - MARKET											
Heating Type		01	NONE 100															TOTAL MARKET VALUE											
Plumbing		03	3 100															SOH/AGL Deduction											
Frame		05	STEEL 100															ASSESSED VALUE											
Story Height			12 100															TOTAL EXEMPTION VALUE											
RMS			6 100															BASE TAXABLE VALUE											
Stories		1.	1. 100		TOTAL JUST VALUE																								
Class		00	. 100		NCON VALUE																								
Units		00	0 100		INCOME VALUE																								
Occupancy		00	OWNER OCC 100		PREVIOUS YEAR MKT VALUE																								
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		312	185	1993	577	11,102																							
AOF		280	185	2019	518	9,967																							
BAS		2,988	100	1993	2,988	57,489																							
CAN		150	30	1993	45	866																							
UST		48	50	1995	24	462																							
TOTALS		3,778			4,152	79,884																							
EXTRA FEATURES		2619 MIDWAY RD, FERNANDINA BEACH													BLD DATE		06/30/2021	KK	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	0	3,936.00	SF	4.00	4.00	100	1989	1989	3	54.5	8,580												
2		0810	CONCRETE A	0	0	0	0	252.00	SF	6.50	6.50	100	1989	1989	3	54.5	893												
3		0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1993	1993	3	72	54												
4		0424	CL FNC 6'	0	0	0	0	810.00	LF	20.00	20.00	100	2000	2000	3	48	7,776												
5		0443	STK FNC 6'	0	0	0	0	131.00	LF	5.00	5.00	100	1989	1989	3	20	131												
6		6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1989	1989	3	20	400												
7		0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	26	117												
8		0351	CARPORT MT	0	0	22	8	176.00	SF	7.20	7.20	100	2011	2011	3	45	570												
9		0351	CARPORT MT	0	0	18	16	288.00	SF	10.00	10.00	100	2014	2014	3	60	1,728												
10		7100	SPRAY BTH	0	0	0	0	1.00	UT	21,875.00	21,875.00	100	1995	1995	3	20	4,375												
LAND DESCRIPTION		TOTAL OB/XF													24,624														
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0004	CG	163.00	415.00	67,463.00	SF		1.00	1.00	0.75	14.00	10.50	708,362										

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ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
																						VALUATION BY										STANDARD										
																							Tax Group: 8										Tax Dist:									
																							BUILDING MARKET VALUE										79,884									
																							TOTAL MARKET OB/XF VALUE										53,724									
																							TOTAL LAND VALUE - MARKET										708,362									
																							TOTAL MARKET VALUE										841,970									
																							SOH/AGL Deduction										0									
																							ASSESSED VALUE										841,970									
																							TOTAL EXEMPTION VALUE										0									
																							BASE TAXABLE VALUE										841,970									
																							TOTAL JUST VALUE										841,970									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										768,272									