PT LOT 6
IN OR 2553/1079
SURHER TRACT SUB DB 39/289

PEAS AND CARROTS PROPERTIES LLC
50 BEACHWOOD RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0820-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02

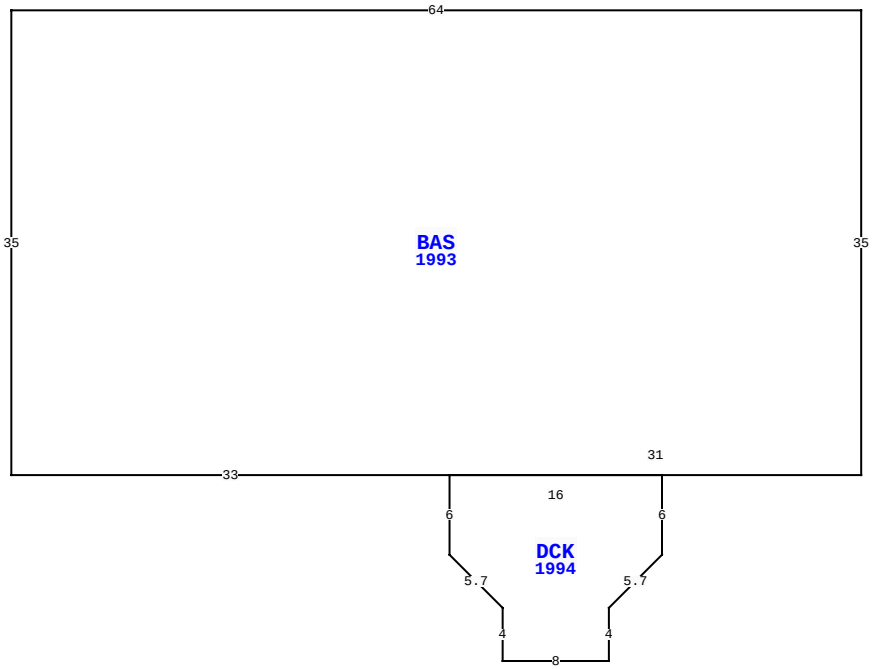
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	1993	2,240	63,743
DCK	176	10	1994	18	512
TOTALS	2,416			2,258	64,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	2,258	84.3885	118.57	267,731	1993	1993	0	0	40	36.00	24.00

1 OFFICE – 0% - 2023 Heated Area: 2240 HX Base Yr



BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

5456 FIRST COAST HWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	118,612
TOTAL MARKET OB/XF VALUE	15,682
TOTAL LAND VALUE - MARKET	175,547
TOTAL MARKET VALUE	309,841
SOH/AGL Deduction	0
ASSESSED VALUE	309,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,841
TOTAL JUST VALUE	309,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429365	REPAIR/RRF	3,475	09/01/2014
M1217687	H/AC	0	10/01/2012
B9401568	NEW CONSTR	55,080	01/01/1995
0291	NEW CONSTR	84,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1079	4/07/2022	SW	Q	I	01	390,000
GRANTOR: J H COBB PROPERTIES I						
GRANTEE: PEAS AND CARROTS PR						
1686/0369	6/30/2010	WD	Q	I		650,000
GRANTOR: SYNOVUS BANK						
GRANTEE: J H COBB PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S35 E33 DCK=[YR=1994] S6 D4 R4 S4 E8 N4 U4 R4 N6 W16$ E31 N35$.

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	0803	ASPHALT C	0	0	0	0	10,054.00	SF	2.00	2.00	100	1993	1993	3	50	10,054	
2	0810	CONCRETE A	0	0	0	0	290.00	SF	6.50	6.50	100	1993	1993	3	64	1,206	
3	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1993	1993	3	20	96	
4	0400	CONC CURB	0	0	0	0	60.00	LF	15.00	15.00	100	1993	1993	3	72	648	
5	1242	WD DECK A	0	0	48	4	192.00	SF	10.00	10.00	100	1993	1993	3	20	384	
6	1242	WD DECK A	0	0	0	0	134.00	SF	10.00	10.00	100	1993	1993	3	20	268	
7	1242	WD DECK A	0	0	33	6	198.00	SF	10.00	10.00	100	1995	1995	3	20	396	
8	1242	WD DECK A	0	0	16	5	80.00	SF	10.00	10.00	100	1995	1995	3	20	160	
9	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	100	2004	2004	3	40	156	
10	0446	BOX FNC 6'	0	0	0	0	44.00	LF	20.00	20.00	100	2010	2010	3	40	352	

TOTAL OB/XF 13,720

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0006	PUD	0.00	0.00	27,007.20	SF		1.00	1.00	1.00	6.50	6.50	175,547							

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 175,547 Market: 0 Agricultural: 0 Common: 175,547 PRINTED 07/30/2025 BY SYS

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IN OR 2553/1079
SURHER TRACT SUB DB 39/289

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50 BEACHWOOD RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0820-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

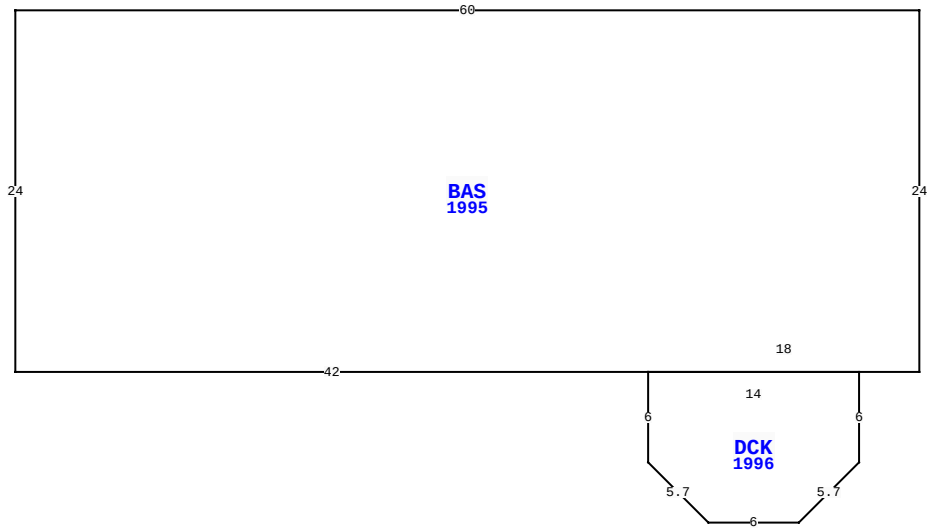
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1995	1,440	53,908
DCK	124	10	1996	12	449
TOTALS	1,564			1,452	54,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	1,452	95.1615	133.70	194,132	1995	1995	0	0	40	32.00	28.00

2 OFFICE – 0% - 2023 Heated Area: 1440 HX Base Yr



5456 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	04/08/2022	KK	LGL DATE		
XF DATE	04/08/2022	KK	LAND DATE	04/23/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
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TOTAL MARKET OB/XF VALUE	15,682
TOTAL LAND VALUE - MARKET	175,547
TOTAL MARKET VALUE	309,841
SOH/AGL Deduction	0
ASSESSED VALUE	309,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,841
TOTAL JUST VALUE	309,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1079	4/07/2022	SW	Q	I	01	390,000
GRANTOR: J H COBB PROPERTIES I						
GRANTEE: PEAS AND CARROTS PR						
1686/0369	6/30/2010	WD	Q	I		650,000
GRANTOR: SYNOVUS BANK						
GRANTEE: J H COBB PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S24 E42 DCK=[YR=1996] S6 D4 R4 E6 U4 R4 N6 W14$ E18 N24$.

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
11	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	
12	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2010	2010	3	40	576	
13	0646	LWN SPRK H	0	0	0	0	10.00	UT	2.00	2.00	100	2007	2007	3	44	9	
14	0097	AWNING CN	0	0	0	0	16.00	SF	65.00	65.00	100	2004	2004	3	40	416	
15	0479	VF PICKET	0	0	0	0	102.00	LF	6.00	6.00	100	1993	1993	3	29	177	
16	0097	AWNING CN	0	0	0	0	13.00	SF	65.00	65.00	100	2004	2004	3	40	338	
17	0479	VF PICKET	0	0	0	0	68.00	LF	10.00	10.00	100	1995	1995	3	32	218	

LAND DESCRIPTION

TOTAL OB/XF 1,962

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 175,547 Market: 0 Agricultural: 0 Common: 175,547 PRINTED 07/30/2025 BY SYS