

LOT 1
AMELIA ISLAND INDUSTRIAL PARK
1 PBK 4/67

CARDINALE LINDA M TRUST/CARDINALE LINDA M TRUSTEE
17 BUCKTHORNE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1015-0001-0000



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	PAGE 1 of 1 2													
Exterior Wall	25	MOD METAL 100				4807	06	2,182	88.2000	40.35	88,044	1979	1979	0	0	0	50.00	50.00	VALUATION SUMMARY												
Roof Structur	10	STEEL FRME 100				1 PREFAB MTL - 0% - 0													Heated Area: 1800												
Roof Cover	12	MODULAR MT 100																	HX Base Yr												
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		2 100																													
Frame	05	STEEL 100																													
Story Height		14 100																													
RMS		4 100																													
Stories	1.	1. 100																													
Class	00	. 100																													
Units		0 100																													
BUD8 Adjustme	02	DIST FB 100																													
Occupancy	00	OWNER OCC 100																													
Quality	03	Quality Level 03																													
DOR CODE	4800				WAREHOUSE-STORAGE																										
MAP NUM					MKT AREA				01																						
NEIGHBORHOOD/LOC	1070.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
AOF	450	185	1993	832	16,786																										
BAS	1,350	100	1993	1,350	27,237																										
TOTALS						1,800			2,182	44,022																					
EXTRA FEATURES						2392 JAMESTOWN RD, FERNANDINA BEACH																									
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	1,340.00	SF	4.00	4.00	100	1979	1979	3	29	1,554															
2	0825	BRICK	0	0	0	0	123.00	SF	12.50	12.50	100	1979	1979	3	70.5	1,084															
3	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1979	1979	3	20	80															
LAND DESCRIPTION																															
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	DENSITY	DECL	FRZ	YR	CONSRV							
1	004800	C	WAREHOUSE	0	0006	I-1	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	15.00	15.00	112,500														
REVIEW DATE 06/28/2021 BY KK Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 07/30/2025 BY SYS																															