PT OF LOTS 2 & 3
AMELIA ISLAND INDUSTRIAL PARK
1 PBK 4/67

2380 JAMESTOWN ROAD LLC/
2380 JAMESTOWN RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1015-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

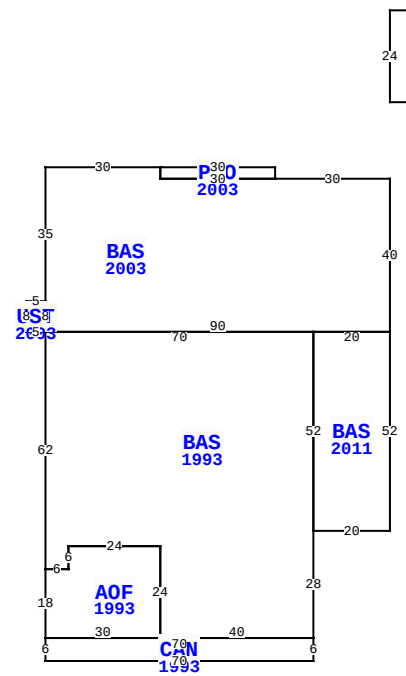
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	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	684	185	1993	1,265	27,094
BAS	4,916	100	1993	4,916	105,289
BAS	3,690	100	2003	3,690	79,031
BAS	1,040	100	2011	1,040	22,275
CAN	420	30	1993	126	2,698
FAT	720	20	1993	144	3,084
PTO	90	5	2003	4	86
UST	40	50	2003	20	428
TOTALS	11,600			11,205	239,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	11,205	98.5586	45.09	505,233	1989	1991	0	0	0	52.50	47.50

1 STOR WAREH – 0% - 0 Heated Area: 10474 HX Base Yr



BLD DATE	01/24/2018 KK	LGL DATE	
XF DATE	01/24/2018 KK	LAND DATE	04/23/2025 DC
INC DATE		AG DATE	

2380 JAMESTOWN RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	239,986
TOTAL MARKET OB/XF VALUE	16,433
TOTAL LAND VALUE - MARKET	287,475
TOTAL MARKET VALUE	543,894
SOH/AGL Deduction	38,312
ASSESSED VALUE	505,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	505,582
TOTAL JUST VALUE	543,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072169	ADDITION	49,802	12/05/2007
5503	NEW CONSTR	106,400	07/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0561	4/22/2019	WD	U	I	11	100
GRANTOR: WILLIAM G RIDDELL JR						
GRANTEE: 2380 JAMESTOWN ROAD						
1786/0590	3/28/2012	WD	U	I	30	387,800
GRANTOR: RIDDELL & ASSOCIATES						
GRANTEE: RIDDELL WILLIAM G J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 PTO=[YR=2003] N3 W30 S3 E30$ W30 N3 W30 S35 UST=[YR=2003] W5 S8 E5 N8$ S8 BAS=[YR=1993] S62 AOF=[YR=1993] S18 CAN=[YR=1993] S6 E70 N6 W70$ E30 N24 W24 S6 W6$ E6 N6 E24 S24 E40 N28 BAS=[YR=2011] E20 N52 W20 S52$ N52 W70$ E90 N40$ PTR=N20 FAT=[YR=1993] N24 E30 S24 W30$ S20$.

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	0812	CONCRETE C	0	0	0	0	3,491.00	SF	4.00	4.00	100	1989	1989	3	54.5	7,610	
2	0446	BOX FNC 6'	0	0	0	0	63.00	LF	20.00	20.00	100	1995	1995	3	20	252	
3	0810	CONCRETE A	0	0	46	6	276.00	SF	6.50	6.50	100	2007	2007	3	87	1,561	
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2007	2007	3	69	932	
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1989	1989	3	20	80	
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2011	2011	3	45	180	
7	0803	ASPHALT C	0	0	0	0	3,491.00	SF	2.00	2.00	100	2014	2014	3	72	5,027	
8	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	2014	2014	3	85	383	
9	0424	CL FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2014	2014	3	85	408	

LAND DESCRIPTION

TOTAL OB/XF 16,433

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	004800	C	WAREHOUSE	0	0006	I-1	0.00	0.00	19,165.00	SF		1.00	1.00	1.00	15.00	15.00	287,475							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 287,475 Market: 0 Agricultural: 0 Common: 287,475 PRINTED 07/30/2025 BY SYS