

PT OF LOT 3
IN OR 2482/471
AMELIA ISLAND INDUSTRIAL PARK

FAIRFIELD SOUTHPOINTE L.P.
103 PROGRESS LN
CANONSBURG, PA 15317

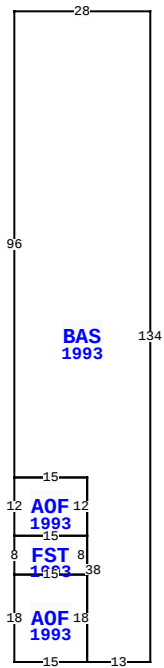
2025

00-00-31-1015-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	4	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		26 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1070.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4804	06	4,099	72.0138	28.09	115,141	1980	1980	0	0	30	44.00	26.00
1 MINI WAREH - 0% - 0				Heated Area: 3632				HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		350,441	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		350,441	
SOH/AGL Deduction		61,307	
ASSESSED VALUE		289,134	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		289,134	
TOTAL JUST VALUE		350,441	
NCON VALUE		0	
INCOME VALUE		350,441	
PREVIOUS YEAR MKT VALUE		262,849	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210074	ROOF	15,349	09/13/2021
B020322	REPAIR/RRF	6,000	02/25/2002
0145	REPAIR/RRF	3,485	11/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/0471	7/22/2021	WD	Q	I	01	275,000
GRANTOR: O'CONNER BARBARA L						
GRANTEE: FAIRFIELD SOUTHPOIN						
0696/1640	1/24/1994	WD	Q	I	01	100
GRANTOR: O'CONNER JAMES P						
GRANTEE: O'CONNER BARBARA L						

TOTALS		3,752				4,099		29,937		2382 JAMESTOWN RD, FERNANDINA BEACH										12/10/2022		RR		LGL DATE		04/23/2025		DC	
EXTRA FEATURES										BLD DATE		XF DATE		INC DATE		05/05/2025				DC		AG DATE							
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	0811	CONCRETE B				0	0	0	0	636.00	SF	5.20	5.20	100	1980	1980	3	30	992										
2	0972	ST LGHT UN				0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1986	1986	3	23	1,164										
3	0810	CONCRETE A				0	0	28	17	476.00	SF	6.50	6.50	100	1986	1986	3	47	1,454										
4	0978	SECURTY LT				0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	27	122										
5	0443	STK FNC 6'				0	0	0	0	76.00	LF	10.00	10.00	100	2008	2008	3	31	236										
6	6001	ROLLUP DR				0	0	7	3	7.00	UT	400.00	400.00	100	2005	2005	3	22	616										
7	6001	ROLLUP DR				0	0	9	7	18.00	UT	400.00	400.00	100	2005	2005	3	22	1,584										
8	6001	ROLLUP DR				0	0	6	7	1.00	UT	400.00	400.00	100	2005	2005	3	22	88										
9	6001	ROLLUP DR				0	0	9	7	7.00	UT	400.00	400.00	100	2005	2005	3	22	616										
10	6001	ROLLUP DR				0	0	3	7	6.00	UT	400.00	400.00	100	2005	2005	3	22	528										

LAND DESCRIPTION										TOTAL OB/XF														7,400
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	0.00	0.00	15,400.00	SF		1.00	1.00	1.00	15.00	15.00	231,000							

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