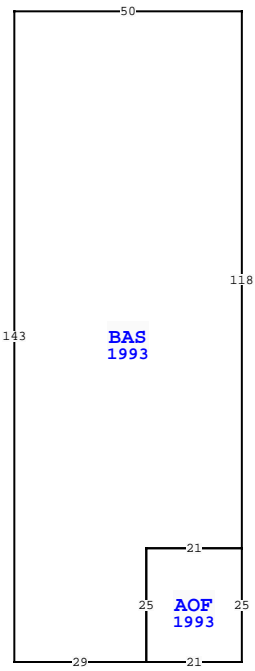


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		2 100	
Frame	05	STEEL 100	
Story Height		14 100	
RMS		5 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1070.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	525	185	1993
BAS	6,625	100	1993
TOTALS	7,150		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREFAB MTL	- 0%	- 0								
Heated Area: 7150						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			389,022
TOTAL MARKET OB/XF VALUE			46,226
TOTAL LAND VALUE - MARKET			368,505
TOTAL MARKET VALUE			803,753
SOH/AGL Deduction			0
ASSESSED VALUE			803,753
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			803,753
TOTAL JUST VALUE			803,753
NCON VALUE			0
INCOME VALUE			801,614
PREVIOUS YEAR MKT VALUE			755,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111977	RELO INTER WALLS	300	11/02/2011
20111907	RELO INTER WALLS	10,000	10/21/2011
20111911	RELOCATE WIRING	650	10/21/2011
20111866	RELOCATE SEWER LI	1,200	10/17/2011
20111807	REMOVE SHEETROCK	1,000	10/10/2011
20070701	ADDITION	25,000	04/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1449	11/19/2020	WD	Q	I	01	750,000
GRANTOR: CAPP'S INVESTMENT HOLD						
GRANTEE: ALPINE OF AMELIA PR						
1756/1894	9/21/2011	WD	Q	I	02	682,500
GRANTOR: O'CONNOR JAMES JOHN T						
GRANTEE: CAPP'S INVESTMENT HO						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0812	CONCRETE C	0 0	0 0	1,467.00
2	0430	CL FNC 6B	0 0	0 0	350.00
3	0430	CL FNC 6B	0 0	0 0	28.00
4	0812	CONCRETE C	0 0	0 0	4,794.00
5	0430	CL FNC 6B	0 0	0 0	66.00
6	0819	CONC 12"	0 0	49 59	2,891.00
7	0812	CONCRETE C	0 0	100 10	1,000.00
8	6001	ROLLUP DR	0 0	0 0	3.00
9	6001	ROLLUP DR	0 0	0 0	3.00
10	4950	BOLLARD	0 0	0 0	8.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0812	CONCRETE C	0 0	0 0	1,467.00	SF	4.00	4.00	100	1978	1978
2	0430	CL FNC 6B	0 0	0 0	350.00	LF	9.70	9.70	100	1978	1978
3	0430	CL FNC 6B	0 0	0 0	28.00	LF	9.70	9.70	100	1996	1996
4	0812	CONCRETE C	0 0	0 0	4,794.00	SF	4.00	4.00	100	1996	1996
5	0430	CL FNC 6B	0 0	0 0	66.00	LF	9.70	9.70	100	1996	1996
6	0819	CONC 12"	0 0	49 59	2,891.00	SF	9.50	9.50	100	1998	1998
7	0812	CONCRETE C	0 0	100 10	1,000.00	SF	4.00	4.00	100	1996	1996
8	6001	ROLLUP DR	0 0	0 0	3.00	UT	400.00	400.00	100	2000	2000
9	6001	ROLLUP DR	0 0	0 0	3.00	UT	400.00	400.00	100	1996	1996
10	4950	BOLLARD	0 0	0 0	8.00	UT	100.00	100.00	100	2000	2000
TOTAL OB/XF 40,202											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004100	C	LIGHT MFG.	0	0006	I-1	0.00	0.00	40,945.00	SF	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W50 S143 E29 AOF=[YR=1993] E21 N25 W21 S25 \$ N25 E21 N118 \$.											

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		20 100	
RMS		1 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1070.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	9,000	100	1996
TOTALS	9,000		1996

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
4803	06	9,000	92.8521	42.48	382,320	1996	1996		0	40.00	60.00															
2 STOR WAREH - 0% - 0 Heated Area: 9000 HX Base Yr																										
<table border="1"> <tr> <td>BLD DATE</td> <td>07/27/2021</td> <td>KK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>07/27/2021</td> <td>KK</td> <td>LAND DATE</td> <td>04/23/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	07/27/2021	KK	LGL DATE		XF DATE	07/27/2021	KK	LAND DATE	04/23/2025	INC DATE			AG DATE	
BLD DATE	07/27/2021	KK	LGL DATE																							
XF DATE	07/27/2021	KK	LAND DATE	04/23/2025																						
INC DATE			AG DATE																							

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			389,022
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BASE TAXABLE VALUE			803,753
TOTAL JUST VALUE			803,753
NCON VALUE			0
INCOME VALUE			801,614
PREVIOUS YEAR MKT VALUE			755,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B032332	REPAIR/RRF	40,000	01/13/2003
B972265	NEW CONSTR	85,530	11/17/1997
B959433	NEW CONSTR	187,200	11/16/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1449	11/19/2020	WD	Q	I	01	750,000
GRANTOR: CAPPS INVESTMENT HOLD						
GRANTEE: ALPINE OF AMELIA PR						
1756/1894	9/21/2011	WD	Q	I	02	682,500
GRANTOR: O'CONNOR JAMES JOHN T						
GRANTEE: CAPPS INVESTMENT HO						

EXTRA FEATURES																		
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	
11	0978	SECURITY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	48	648		
12	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1996	1996	3	36	216		
13	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2020	2020	3	86	5,160		
TOTALS															9,000	9,000	229,392	

BUILDING NOTES	
2383 SHANNON RD, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1996] W90 S100 E90 N100\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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
REVIEW DATE 07/27/2021 BY KK Total Acres: 0.00 Total Land Value: 368,505 Market: 0 Agricultural: 0 Common: 368,505 PRINTED 07/30/2025 BY SYS																								