LOT 28
IN OR 1478/1722
AMELIA ISLAND INDUSTRIAL

O'CONNER JAMES M/MOONEY TRACY O'CONNER ET AL
PO BOX 471
FERNANDINA BEACH, FL 32035

**2025**

**00-00-31-1017-0028-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 90 |
| Exterior Wall | 12 | CEDAR 10 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 70 |
| Interior Floo | 14 | CARPET 30 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 5 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 14 100 |
| RMS | | 6 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 00 | QUALITY Level 03 |
| Occupancy | 00 | . 100 |

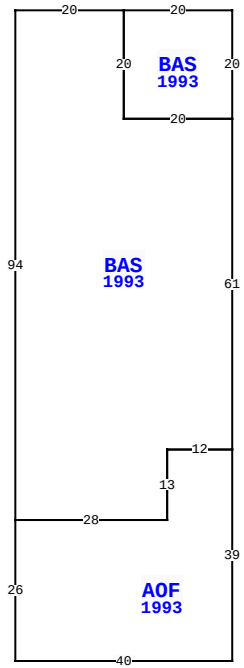
| | | | |
|---|---|---|---|
| DOR CODE | 4800 | WAREHOUSE-STORAGE | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1070.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 1,196 | 185 | 1993 | 2,213 | 44,614 |
| BAS | 400 | 100 | 1993 | 400 | 8,064 |
| BAS | 3,204 | 100 | 1993 | 3,204 | 64,593 |
| TOTALS | 4,800 | | | 5,817 | 117,270 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4807 | 06 | 5,817 | 88.1280 | 40.32 | 234,541 | 1986 | 1986 | 0 | 0 | 0 | 50.00 | 50.00 |

1 PREFAB MTL - 0% - 0 Heated Area: 4800 HX Base Yr




2887 JAMESTOWN RD, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/05/2019 | KK | LGL DATE | |
| XF DATE | 04/05/2019 | KK | LAND DATE | 04/23/2025 DC |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 117,270 |
| TOTAL MARKET OB/XF VALUE | 10,097 |
| TOTAL LAND VALUE - MARKET | 391,950 |
| TOTAL MARKET VALUE | 519,317 |
| SOH/AGL Deduction | 91,221 |
| ASSESSED VALUE | 428,096 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 428,096 |
| TOTAL JUST VALUE | 519,317 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 389,178 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20051794 | REPAIR/RRF | 3,000 | 05/13/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1478/1722 | 2/14/2007 | WD | Q | I | 01 | 62,000 |
| GRANTOR: O'CONNER JAMES M P/R | | | | | | |
| GRANTEE: O'CONNER JAMES M ET | | | | | | |
| 0493/0672 | 7/01/1986 | WD | U | V | | 45,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=1993] W20 S94 AOF=[YR=1993] S26 E40 N39 W12 S13 W28$ E28 N13 E12 N61 W20 N20$ S20 E20 N20$ .

## 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 | 4,770.00 | SF | 4.00 | 4.00 | 100 | 1986 | 1986 | 3 | 47 | 8,968 | |
| 2 | 6002 | EL ROLL DR | 0 | 0 | 0 | 0 | 1.00 | UT | 900.00 | 900.00 | 100 | 1986 | 1986 | 3 | 20 | 180 | |
| 3 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 2.00 | UT | 400.00 | 400.00 | 100 | 1986 | 1986 | 3 | 20 | 160 | |
| 4 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 1.00 | UT | 2,530.00 | 2,530.00 | 100 | 1986 | 1986 | 3 | 23 | 582 | |
| 5 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 2.00 | UT | 450.00 | 450.00 | 100 | 1986 | 1986 | 3 | 23 | 207 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,097

| 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 | 143.00 | 163.00 | 26,130.00 | SF | | 1.00 | 1.00 | 1.00 | 15.00 | 15.00 | 391,950 | | | | | | | |

REVIEW DATE 04/05/2019 BY KK Total Acres: 0.00 Total Land Value: 391,950 Market: 0 Agricultural: 0 Common: 391,950 PRINTED 07/30/2025 BY SYS