

LOT 29  
AMELIA ISLAND INDUSTRIAL PARK  
SEC 3 PB 5/59

2385 JAMESTOWN ROAD LLC/  
2380 JAMESTOWN ROAD  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1017-0029-0000



| BUILDING CHARACTERISTICS |      |                   |
|--------------------------|------|-------------------|
| ELEMENT                  | CD   | CONSTRUCTION      |
| Exterior Wall            | 25   | MOD METAL 90      |
| Exterior Wall            | 16   | WD FR STUC 10     |
| 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                 | 8    | 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       |
| Occupancy                | 00   | NONE 100          |
| Quality                  | 05   | Quality Level 05  |
| DOR CODE                 | 4100 | LIGHT MANUFACTURE |
| 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       | 3,000            | 185         | 2013 | 5,550        | 159,480              |
| BAS       | 1,800            | 100         | 2013 | 1,800        | 51,723               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,800 |  |  | 7,350 | 211,202 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |    |          |    |        |                |           |         |
|----------------|------------|-------------|---------|---|----|----------|----|--------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS    | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0812       | CONCRETE C  | 0       | 0 | 0  | 2,880.00 | SF | 4.00   | 4.00           | 100       | 1986    |
| 2              | 0811       | CONCRETE B  | 0       | 0 | 0  | 929.00   | SF | 5.20   | 5.20           | 100       | 1995    |
| 3              | 0812       | CONCRETE C  | 0       | 0 | 60 | 1,080.00 | SF | 4.00   | 4.00           | 100       | 2002    |
| 4              | 6001       | ROLLUP DR   | 0       | 0 | 0  | 1.00     | UT | 400.00 | 400.00         | 100       | 1986    |
| 5              | 6001       | ROLLUP DR   | 0       | 0 | 0  | 3.00     | UT | 400.00 | 400.00         | 100       | 2002    |

| 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      | 75.00 | 200.00 | 15,000.00   | SF        | 1.00 |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 04/05/2019 | BY | KK |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS    |     |           |             |                |                |      |      |      |      |         |        |
|-----------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 4807                  | 06  | 7,350     | 125.6080    | 57.47          | 422,404        | 1986 | 2000 | 0    | 0    | 0 50.00 | 50.00  |
| 1 PREFAB MTL - 0% - 0 |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 4800     |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr            |     |           |             |                |                |      |      |      |      |         |        |
|                       |     |           |             |                |                |      |      |      |      |         |        |

2385 JAMESTOWN RD, FERNANDINA BEACH

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

| 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  | 2,880.00 | SF | 4.00   | 4.00           | 100       | 1986    | 1986        | 3 | 47     | 5,414           |       |
| 2   | 0811       | CONCRETE B  | 0       | 0 | 0  | 929.00   | SF | 5.20   | 5.20           | 100       | 1995    | 1995        | 3 | 68     | 3,285           |       |
| 3   | 0812       | CONCRETE C  | 0       | 0 | 60 | 1,080.00 | SF | 4.00   | 4.00           | 100       | 2002    | 2002        | 3 | 80     | 3,456           |       |
| 4   | 6001       | ROLLUP DR   | 0       | 0 | 0  | 1.00     | UT | 400.00 | 400.00         | 100       | 1986    | 1986        | 3 | 20     | 80              |       |
| 5   | 6001       | ROLLUP DR   | 0       | 0 | 0  | 3.00     | UT | 400.00 | 400.00         | 100       | 2002    | 2002        | 3 | 20     | 240             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 12,475      |  |  |  |  |  |  |  |  |  |  |  |

|              |      |                   |         |         |   |               |   |
|--------------|------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 225,000 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|---------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY    |           |  |  |
|---------------------------|-----------|--|--|
| PAGE 1 of 1               |           |  |  |
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 211,202   |  |  |
| TOTAL MARKET OB/XF VALUE  | 12,475    |  |  |
| TOTAL LAND VALUE - MARKET | 225,000   |  |  |
| TOTAL MARKET VALUE        | 448,677   |  |  |
| SOH/AGL Deduction         | 0         |  |  |
| ASSESSED VALUE            | 448,677   |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |
| BASE TAXABLE VALUE        | 448,677   |  |  |
| TOTAL JUST VALUE          | 448,677   |  |  |
| NCON VALUE                | 0         |  |  |
| INCOME VALUE              |           |  |  |
| PREVIOUS YEAR MKT VALUE   | 449,148   |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B020962    | ADDITION    | 100,000 | 06/07/2002 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2339/0347                      | 2/12/2020 | WD        | Q   | I   | 01     | 587,500    |
| GRANTOR: NASSAU EQUIPMENT INC  |           |           |     |     |        |            |
| GRANTEE: 2385 JAMESTOWN ROAD   |           |           |     |     |        |            |
| 0914/1977                      | 1/11/2000 | WD        | Q   | I   |        | 180,000    |
| GRANTOR: O'CONNER JAMES J & JA |           |           |     |     |        |            |
| GRANTEE: NASSAU EQUIPMENT IN   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                              |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2013] W30 AOF=[YR=2013] W90 S40 E60 N20 E30 N20\$ S20 W30 S20 E60 N40\$. |  |  |  |  |  |  |  |  |  |  |  |