LOT 30
IN OR 2061/503
AMELIA ISLAND INDUSTRIAL PARK

2383 JAMESTOWN ROAD LLC
2380 JAMESTOWN ROAD
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1017-0030-0000**

## 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 90 |
| Interior Floo | 14 | CARPET 10 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Plumbing | | 5 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 14 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |

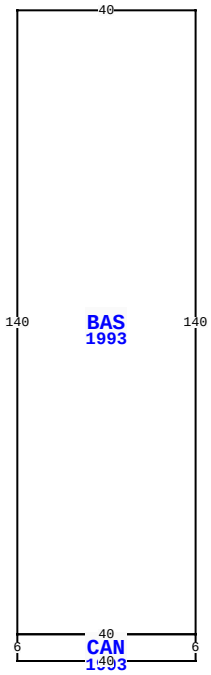
| | | | |
|---|---|---|---|
| DOR CODE | 4100 | LIGHT MANUFACTURE | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1070.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 5,600 | 100 | 1993 | 5,600 | 130,284 |
| CAN | 240 | 30 | 1993 | 72 | 1,675 |
| TOTALS | 5,840 | | | 5,672 | 131,959 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4807 | 06 | 5,672 | 101.6940 | 46.53 | 263,918 | 1986 | 1986 | 0 | 0 | 0 | 50.00 | 50.00 |

1 PREFAB MTL – 0% - 0 Heated Area: 5600 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 05/14/2018 | KK | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

2383 JAMESTOWN RD, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 131,959 |
| TOTAL MARKET OB/XF VALUE | 6,071 |
| TOTAL LAND VALUE - MARKET | 225,000 |
| TOTAL MARKET VALUE | 363,030 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 363,030 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 363,030 |
| TOTAL JUST VALUE | 363,030 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 363,309 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5726B | ADDITION | 68,400 | 12/19/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2061/0503 | 7/27/2016 | SW | Q | I | 02 | 420,000 |
| GRANTOR: SYNOVUS BANK | | | | | | |
| GRANTEE: 2383 JAMESTOWN ROAD | | | | | | |
| 2047/1158 | 5/23/2016 | CT | U | I | 18 | 170,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: SYNOVUS BANK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W40 S140 CAN=[YR=1993] S6 E40 N6 W40$ E40 N140$.

## 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 | 2,537.00 | SF | 4.00 | 4.00 | 100 | 1986 | 1986 | 3 | 47 | 4,770 | |
| 2 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 1986 | 1986 | 3 | 20 | 80 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 14 | 10 | 140.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 47 | 428 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 12 | 5 | 60.00 | SF | 2.60 | 2.60 | 100 | 1986 | 1986 | 3 | 47 | 73 | |
| 5 | 6002 | EL ROLL DR | 0 | 0 | 0 | 0 | 4.00 | UT | 900.00 | 900.00 | 100 | 1986 | 1986 | 3 | 20 | 720 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,071

| 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 | 004100 | C | LIGHT MFG. | 0 | 0006 | I-1 | 75.00 | 200.00 | 15,000.00 | SF | | 1.00 | 1.00 | 1.00 | 15.00 | 15.00 | 225,000 | | | | | | | |

REVIEW DATE 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS