LOT 31
IN OR 1967/1986
AMELIA ISLAND INDUSTRIAL PARK

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

2025

00-00-31-1017-0031-0000

BUILDING CHARACTERISTICS

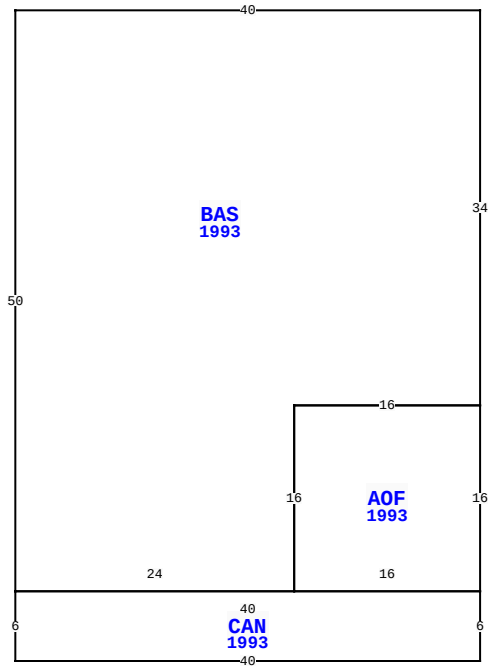
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	2500	REPAIR SERVICE
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	256	185	1993	474	13,339
BAS	1,744	100	1993	1,744	49,076
CAN	240	30	1993	72	2,026
TOTALS	2,240			2,290	64,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	2,290	123.0096	56.28	128,881	1984	1994	0	0	0	50.00	50.00

1 PREFAB MTL – 0% - 0 Heated Area: 2000 HX Base Yr



BLD DATE	02/03/2022	KK	LGL DATE
XF DATE	02/03/2022	KK	LAND DATE 04/23/2025 DC
INC DATE			AG DATE

2873 JAMESTOWN RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	64,440
TOTAL MARKET OB/XF VALUE	1,377
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	290,817
SOH/AGL Deduction	0
ASSESSED VALUE	290,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,817
TOTAL JUST VALUE	290,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160327	SIGN DESIGN IT	500	02/08/2016
20150874	REPAIR/RRF	11,500	04/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1967/1986	3/13/2015	WD	Q	I	01	310,000
GRANTOR: JONES FAY ET AL						
GRANTEE: JAMESTOWN ROAD LLC						
0907/0636	11/09/1999	WD	Q	I	01	100
GRANTOR: JONES FAY & REGINALD						
GRANTEE: JONES FAY & REGINAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S50 CAN=[YR=1993] S6 E40 N6 AOF=[YR=1993] N16 W16 S16 E16$ W40$ E24 N16 E16 N34$.

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	0811	CONCRETE B	0	0	48	11	528.00	SF	5.20	5.20	100	1984	1984	3	41	1,126	
2	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50	6.50	100	1984	1984	3	41	171	
3	6001	ROLLUP DR	0	0	10	10	1.00	UT	400.00	400.00	100	1984	1984	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 1,377

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	002500	C	SRVC SHOPS	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 02/03/2022 BY KK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS