

LOTS W1/2 OF 56 & 58 &
PT ABNDED R/W RES#2003-139
IN OR 2183/1654

SEASIDE PLAZA LLC/
6 MOSS OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0056-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	28	GLASS THRM 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1995	1,280	185,234
BAS	1,815	100	2000	1,815	262,656
CAN	48	30	1995	14	2,026
CAN	24	30	2000	7	1,013
CAN	28	30	2000	8	1,158
CAN	28	30	2000	8	1,158
FUS	506	100	1993	506	73,226
TOTALS	3,729			3,638	526,470

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,321.00	SF	4.00
2	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50
3	0443	STK FNC 6'	0	0	0	0	26.00	LF	10.00
4	0812	CONCRETE C	0	0	0	0	1,207.00	SF	4.00
5	0476	VF 6 SBPL	0	0	0	0	17.00	LF	32.00
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	C-1	75.00	103.00	9,039.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	3,638	116.5573	162.60	591,539	1995	2009	0	0	11.00	89.00
1 RETAILSTOR - 0% - 0 Heated Area: 3601 HX Base Yr											

2022 1ST AV, FERNANDINA BEACH									
BLD DATE	07/11/2018	KK	LGL DATE						
XF DATE			LAND DATE	04/21/2025	DC				
INC DATE			AG DATE						

TOTAL OB/XF									
8,092									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	C-1	75.00	103.00	9,039.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	526,470		
TOTAL MARKET OB/XF VALUE	8,092		
TOTAL LAND VALUE - MARKET	361,560		
TOTAL MARKET VALUE	896,122		
SOH/AGL Deduction	27,573		
ASSESSED VALUE	868,549		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	868,549		
TOTAL JUST VALUE	896,122		
NCON VALUE	0		
INCOME VALUE	7,483,616		
PREVIOUS YEAR MKT VALUE	913,694		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180584	REPAIR/RRF	15,000	02/19/2018
20160995	ISLAND VIBE SURF	500	04/12/2016
20160484	DEENA A CLASSIC S	500	02/24/2016
20111501	H/AC	3,000	08/30/2011
20110636	SIGN	450	04/26/2011
B012711	REMODEL	1,000	12/28/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
2183/1654	3/13/2018	SW	Q I	01	725,000
GRANTOR: L & N PROPERTY MANAGE					
GRANTEE: STEVE SQUARED CAPIT					
1076/1916	8/26/2002	WD	U I	19	100
GRANTOR: THE PIPELINE SURF SHO					
GRANTEE: L & N PROPERTY MANA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W57 BAS=[YR=1995] W40 S32 E10 CAN=[YR=1995] S4 E12 N4 W12 \$ E30 N32 \$ S29 E3 S3 E1 CAN=[YR=2000] S4 E6 N4 W6 \$ E16 CAN=[YR=2000] S4 E7 N4 W7 \$ E20 CAN=[YR=2000] S4 E7 N4 W7 \$ E17 N32 \$ PTR= E15 FUS=[YR=1993] E22 S23 W22 N23 \$ W15 \$.									