

ALL LOTS 8 THRU 11 & PT LOTS
7 & 20 THRU 24 & PT OF BLCK 1
LOTS 22 THRU 26 W OF R/W

AIA EXPRESS DISCOUNT INC/
2429 SARAGOSSA AVE
JACKSONVILLE, FL 32217

2025

00-00-31-1680-0010-0070



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 70			
Exterior Wall	15	CONC BLOCK 30			
Roof Structure	09	RIDGE FRME 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 60			
Interior Floor	15	HARDTILE 40			
Ceiling	01	FIN.SUSPD 100			
Air Condition	04	ROOF TOP 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		7 100			
Frame		03 MASONRY 100			
Story Height		12 100			
RMS		3 100			
Stories		1. 1. 100			
Units		0 100			
BUD8 Adjustme		02 DIST FB 100			
Occupancy		00 NONE 100			
Quality		03 Quality Level 03			
DOR CODE		1410 CONVENIENCE STORES			
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	1,702	100	1993	1,702	126,982
BAS	63	100	1994	63	4,700
BAS	235	100	1994	235	17,533
BAS	400	100	1994	400	29,843
BAS	1,370	100	2007	1,370	102,212
BAS	180	100	2008	180	13,429
CAN	316	30	2018	95	7,088
TOTALS	4,266			4,045	301,786

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	4,045	105.9870	130.89	529,450	1985	1990		0	0	43.00	57.00
1 CONVESTORE - 0% - 0 Heated Area: 3950 HX Base Yr												
3331 S FLETCHER AV, FERNANDINA BEACH												
BLD DATE		09/21/2018		KK		LGL DATE						
XF DATE		09/21/2018		KK		LAND DATE		09/21/2018				
INC DATE						AG DATE						

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					301,786				
TOTAL MARKET OB/XF VALUE					23,717				
TOTAL LAND VALUE - MARKET					491,225				
TOTAL MARKET VALUE					816,728				
SOH/AGL Deduction					0				
ASSESSED VALUE					816,728				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					816,728				
TOTAL JUST VALUE					816,728				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					764,969				
A1A EXPRESS DISCOUNT STORE									
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