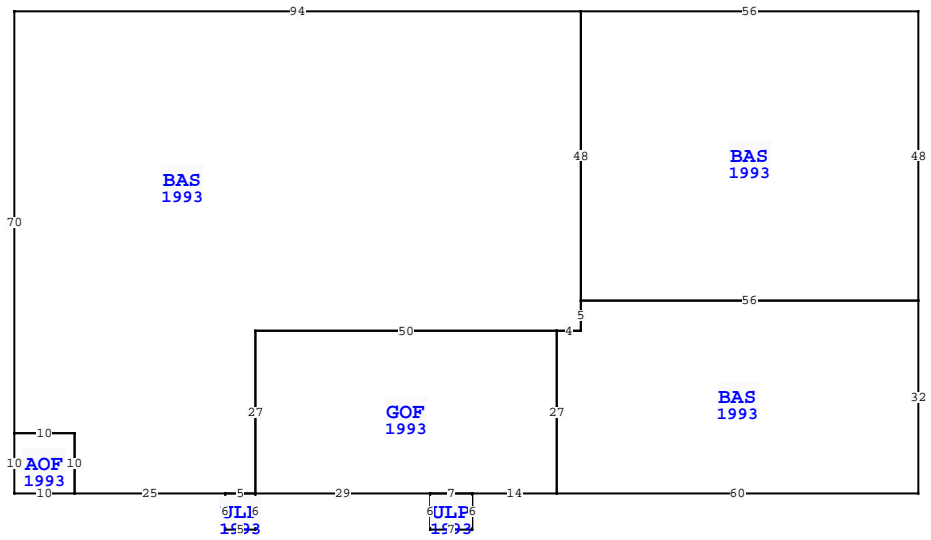


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	25 MOD METAL 100				
Roof Structur	10 STEEL FRME 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	01 MINIMUM 100				
Interior Floor	03 CONC FINSH 90				
Interior Floor	14 CARPET 10				
Ceiling	03 PART.FIN. 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Fixtures	14 100				
Frame	05 STEEL 100				
Story Height	20 100				
RMS	7 100				
Stories	1. 1. 100				
Units	0 100				
BUD8 Adjustme	02 DIST FB 100				
Occupancy	00 OWNER OCC 100				
Quality	03 Quality Level 03				
DOR CODE	4400 PACKING PLANTS				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	100	1993	100	2,534
BAS	1,900	100	1993	1,900	48,153
BAS	2,688	100	1993	2,688	68,123
BAS	5,962	100	1993	5,962	151,098
GOF	1,350	110	1993	1,485	37,635
ULP	30	15	1993	4	101
ULP	42	15	1993	6	152
TOTALS	12,072			12,145	307,797

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREFAB MTL	- 0%	- 2023								
Heated Area: 12000						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			456,565
TOTAL MARKET OB/XF VALUE			143,874
TOTAL LAND VALUE - MARKET			2,035,013
TOTAL MARKET VALUE			2,635,452
SOH/AGL Deduction			0
ASSESSED VALUE			2,635,452
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,635,452
TOTAL JUST VALUE			2,635,452
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,465,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110606	H/AC	1,500	04/21/2011
20110334	REPAIR/RRF	4,000	03/09/2011
20010593	CHNGE SRVC	3,000	04/30/2001
20010768	XFOB	7,000	04/26/2001
20010758	REMODEL	2,000	04/23/2001
20010695	XFOB	3,000	04/18/2001

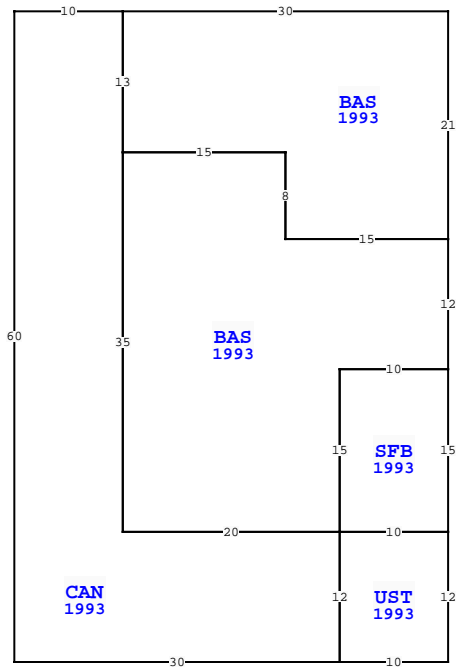
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/225	4/26/2023	WD	U	I	11	100
GRANTOR: FERNANDINA SEAFOOD CO						
GRANTEE: BEACON FISHERIES IN						
2637/221	4/26/2023	WD	U	I	11	100
GRANTOR: FERNANDINA SEAFOOD CO						
GRANTEE: BEACON FISHERIES IN						

EXTRA FEATURES																	
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	0803	ASPHALT C	0	0	0	0	8,614.00	SF	2.00	2.00	100	1992	1992	3	50	8,614	
2	0819	CONC 12"	1	0	58	25	1,450.00	SF	9.50	9.50	100	1992	1992	3	62	8,541	
3	0819	CONC 12"	1	0	57	7	399.00	SF	9.50	9.50	100	1991	1991	3	59.5	2,255	
4	0819	CONC 12"	0	0	45	5	225.00	SF	9.50	9.50	100	1992	1992	3	62	1,325	
5	0810	CONCRETE A	0	0	24	7	168.00	SF	6.50	6.50	100	1992	1992	3	62	677	
6	0381	COOLER	0	0	28	12	336.00	SF	16.50	16.50	100	1993	1993	3	20	1,109	
7	0383	FREEZER	0	0	28	16	448.00	SF	21.00	21.00	100	1993	1993	3	20	1,882	
8	0383	FREEZER	0	0	43	38	1,634.00	SF	17.85	17.85	100	1993	1993	3	20	5,833	
9	0300	BOAT DCK W	1	0	0	0	1,605.00	SF	40.00	40.00	100	1990	1990	3	20	12,840	
10	0402	CONC BUMPE	1	0	0	0	15.00	UT	25.00	25.00	100	2000	2000	3	83	311	
TOTALS															43,387		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004030	C	INDUST WATER	0	0006	IW	0.00	0.00	37,000.00	SF		1.00	1.00	1.00	55.00	55.00	2,035,000							
2	009500	C	SUBMERGED	0		IW	0.00	0.00	0.52	AC		1.00	1.00	1.00	25.00	25.00	13							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	50
Exterior Wall	06	BD/BATTEN	50
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	70
Roof Cover	01	MINIMUM	30
Interior Wall	06	CUST PANEL	100
Interior Floor	07	CORK/VTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		14	100
Frame	01	TYP WD	100
Story Height		12	100
RMS		3	100
Stories	1.	1. 100	
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	OWNER OCC	100
Quality	03	Quality Level	03
DOR CODE	4400 PACKING PLANTS		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	510	100	1993
BAS	780	100	1993
CAN	840	30	1993
SFB	150	80	1993
UST	120	40	1993
TOTALS	2,400		
			1,710
			148,768

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	RETAILSTOR	- 0%	- 2023		Heated Area: 1410					HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 2 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			456,565
TOTAL MARKET OB/XF VALUE			143,874
TOTAL LAND VALUE - MARKET			2,035,013
TOTAL MARKET VALUE			2,635,452
SOH/AGL Deduction			0
ASSESSED VALUE			2,635,452
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,635,452
TOTAL JUST VALUE			2,635,452
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			2,465,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19983386	REPAIR/RRF	4,700	03/19/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/225	4/26/2023	WD	U	I	11	100
GRANTOR: FERNANDINA SEAFOOD CO						
GRANTEE: BEACON FISHERIES IN						
2637/221	4/26/2023	WD	U	I	11	100
GRANTOR: FERNANDINA SEAFOOD CO						
GRANTEE: BEACON FISHERIES IN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
12	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100
13	0819	CONC 12"	0	0	4	5	20.00	SF	9.50	9.50	100
15	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100
16	0381	COOLER	0	0	17	3	51.00	SF	66.00	66.00	100
17	0383	FREEZER	0	0	14	10	140.00	SF	84.00	84.00	100
18	0819	CONC 12"	0	0	13	5	65.00	SF	9.50	9.50	100
19	0819	CONC 12"	0	0	12	2	24.00	SF	9.50	9.50	100
20	1241	WD DECK G	2	0	32	14	448.00	UT	11.50	11.50	100
21	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100
23	0418	EXHST FAN	2	0	0	0	1.00	UT	400.00	400.00	100

TOTAL OB/XF												11,434												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES											
312 N FRONT ST, FERNANDINA BEACH											
BLD DATE 04/03/2025 KWX LGL DATE 03/27/2025 DC											
XF DATE											
INC DATE											
BUILDING DIMENSIONS											
CAN=[YR=1993;ORIG=-30,0] W10 S60 E30 N12 W20 N35 N13 \$											
BAS=[YR=1993;ORIG=-30,13] S35 E20 N15 E10 N12 W15 N8 W15 \$											
SFB=[YR=1993;ORIG=0,0] W30 S13 E15 S8 E15 N21 \$											
UST=[YR=1993;ORIG=0,48] N15 W10 S15 E10 \$											



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																						
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																																																																																																																																																																																																																																																				
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SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2637/225	4/26/2023	WD U	I	I	11	100	GRANTOR: FERNANDINA SEAFOOD CO		
GRANTEE: BEACON FISHERIES IN									
2637/221	4/26/2023	WD U	I	I	11	100	GRANTOR: FERNANDINA SEAFOOD CO		
GRANTEE: BEACON FISHERIES IN									

EXTRA FEATURES															BLD DATE	04/03/2025	KWX	LGL DATE	03/27/2025	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				
25	0300	BOAT DCK W	0	0	0	2,559.00	SF	40.00	40.00	100	2019	2019	3	87	89,053					

BUILDING NOTES									

BUILDING DIMENSIONS									

LAND DESCRIPTION										TOTAL OB/XF										89,053									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					