



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	17	100
Frame	03	MASONRY 100
Story Height		13 100
RMS		7 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	1200	STORE/OFFICE/RESID

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.0400
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,142	100	2018	1,142	292,454
BAL	1,523	15	2018	228	58,388
BAS	105	100	2018	105	26,889
BAS	381	100	2018	381	97,570
BAS	1,026	100	2018	1,026	262,748
CAN	180	30	2018	54	13,829
CAN	212	30	2018	64	16,390
STP	30	10	2018	3	768

TOTALS	4,599			3,003	769,037
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	843.00	SF	5.20
2	0810	CONCRETE A	0	0	0	0	363.00	SF	6.50
3	0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00
4	0097	AWNING CN	0	0	0	0	7.00	SF	65.00
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00
6	0646	LWN SPRK H	0	0	0	0	5.00	UT	2.00
7	0819	CONC 12"	0	0	6	2	12.00	SF	9.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0	0003	C-3	25.00	100.00	2,500.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2101	04	3,003	156.6802	264.01	792,822	2018	2018	0	0
1 RSTARANT 1 - 0% - 2023									
Heated Area: 2654									
HX Base Yr									

300 ASH ST, FERNANDINA BEACH	BLD DATE	02/19/2019	KK	LGL DATE	
	XF DATE	02/19/2019	KK	LAND DATE	04/15/2025
	INC DATE			AG DATE	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
1	0811	CONCRETE B	0	0	0	0	843.00	SF	5.20	5.20	100	2018	2018	3	97	4,252	
2	0810	CONCRETE A	0	0	0	0	363.00	SF	6.50	6.50	100	2018	2018	3	97	2,289	
3	0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00	20.00	100	2018	2018	3	78	390	
4	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2018	2018	3	84	382	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
6	0646	LWN SPRK H	0	0	0	0	5.00	UT	2.00	2.00	100	2018	2018	3	84	8	
7	0819	CONC 12"	0	0	6	2	12.00	SF	9.50	9.50	100	2018	2018	3	97	111	

TOTAL OB/XF											7,708		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	65.00	65.00	162,500.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										769,037	
TOTAL MARKET OB/XF VALUE										7,708	
TOTAL LAND VALUE - MARKET										162,500	
TOTAL MARKET VALUE										939,245	
SOH/AGL Deduction										0	
ASSESSED VALUE										939,245	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										939,245	
TOTAL JUST VALUE										939,245	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										931,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0	PROJECTING SIGN -		07/28/2023
B181861	AWNING INSTALLMEN	980	05/31/2018
20163350	NEW CONSTR	375,329	12/07/2016
20162929	DEMOLITION	1,500	10/27/2016
20111582	SIGN	324	09/08/2011
20061741	OTHER	4,650	07/24/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2601/0513	11/04/2022	SW	U	I	11	100	
GRANTOR: 300 ASH STREET LLC							
GRANTEE: ORTAMI LLC							
2502/0717	9/30/2021	WD	Q	I	01	1,100,000	
GRANTOR: POZZI ENTERPRISES LLC							
GRANTEE: 300 ASH STREET LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
CAN=[YR=2018] W18 STP=[YR=2018] N6 W5 S6 E5\$ BAS=[YR=2018] W5 S21 BAS=[YR=2018] S36 CAN=[YR=2018] S10 E17 U6 R6 N4 W23\$ E23 N47 W18 S11 W5\$ E5 N21\$ S10 E18 N10\$ PTR= E30 APT=[YR=2018] W18 BAS=[YR=2018] W5 S53 E5 N16 E4 N29 W4 N8\$ S8 E4 S29 W4 S16 W5 S14 E17 U6 R6 N61\$ W30\$ PTR= E60 BAL=[YR=2018] W23 S67 E17 U6 R6 N61\$ W60\$.									