BLOCK 25 LOT 16
CITY OF FDNA BEACH

JSLJ HOLDING LLC
2811 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0025-0160

BUILDING CHARACTERISTICS

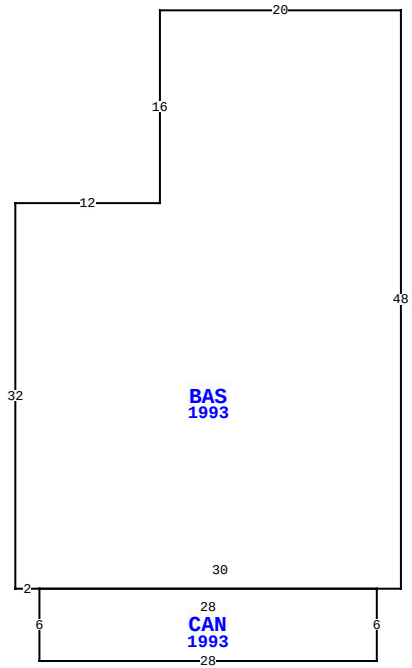
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	237,153
CAN	168	30	1993	50	8,823
TOTALS	1,512			1,394	245,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,394	132.1986	185.74	258,922	1900	2015	0	0	0	5.00	95.00

1 OFFICE – 0% - 2024 Heated Area: 1344 HX Base Yr



406 ASH ST, FERNANDINA BEACH

BLD DATE	01/07/2022	KK	LGL DATE	
XF DATE	01/07/2022	KK	LAND DATE	03/27/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	520,740
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	520,740
SOH/AGL Deduction	0
ASSESSED VALUE	520,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	520,740
TOTAL JUST VALUE	520,740
NCON VALUE	0
INCOME VALUE	520,740
PREVIOUS YEAR MKT VALUE	520,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170580	REPAIR/RRF	1,400	03/01/2017
20141013	H/AC	4,475	05/16/2014
B8912	REMODEL	5,000	02/28/1995
8035	REMODEL	3,000	12/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/773	11/22/2023	WD	U	I	11	100
GRANTOR: LLMM LLC						
GRANTEE: JSLJ HOLDING LLC						
2680/1828	11/22/2023	WD	Q	I	01	650,000
GRANTOR: LLMM LLC						
GRANTEE: JSLJ HOLDING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S16 W12 S32 E2 CAN=[YR=1993] S6 E28 N6 W28$ E30 N48 $.

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	0819	CONC 12"	0	0	5	6	30.00	SF	9.50	9.50	100	1950	1950	3	20	57	
2	0810	CONCRETE A	0	0	5	6	30.00	SF	6.50	6.50	100	1950	1950	3	20	39	
3	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2000	2000	3	20	32	
4	0422	CL FNC 4'	0	0	0	0	138.00	LF	15.00	15.00	100	1980	1980	3	20	414	

LAND DESCRIPTION

TOTAL OB/XF 542

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	001700	C	1STORY OFF	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	55.00	55.00	275,000							

REVIEW DATE 02/23/2024 BY REA Total Acres: 0.11 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS