BLOCK 198 N 1/2 OF LOT 4 W OF
R/W & S 1/2 OF LOT 3 E OF RR &
W OF R/W & BLOCK 315 S 1/2 OF

996 GREENWOOD ATLANTA LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0198-0042

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

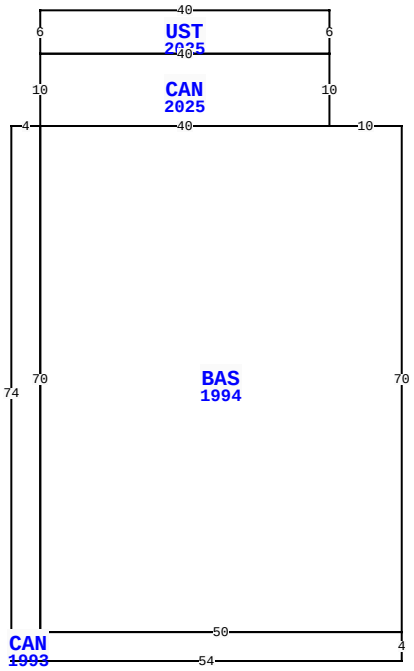
DOR CODE 1100 STORES, 1 STORY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 1095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,500	100	1994	3,500	152,775
CAN	496	30	1993	149	6,504
CAN	400	30	2025	120	5,238
UST	240	40	2025	96	4,191
TOTALS	4,636			3,865	168,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,865	62.5828	87.30	337,414	1973	1985	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 3500 HX Base Yr



1485 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/26/2024	KW	LGL DATE		
XF DATE	11/26/2024	KW	LAND DATE	04/15/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	168,707
TOTAL MARKET OB/XF VALUE	9,069
TOTAL LAND VALUE - MARKET	189,165
TOTAL MARKET VALUE	366,941
SOH/AGL Deduction	50,486
ASSESSED VALUE	316,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,455
TOTAL JUST VALUE	366,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R240007668	COMMERCIAL REPLAC	17,000	06/27/2024
B951610	CHNGE SRVC	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1395	10/08/2021	WD	U	I	40	500,000
GRANTOR: JOHNSON FLEET & FARM						
GRANTEE: 996 GREENWOOD ATLAN						
1458/0230	11/09/2006	WD	Q	I		250,000
GRANTOR: FERNANDINA AUTO PARTS						
GRANTEE: JOHNSONS MANAGEMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W10 W40 S70 E50 N70 $
CAN=[YR=1993;ORIG=-50,0] W4 S74 E54 N4 W50 N70 $
CAN=[YR=2025;ORIG=-50,0] E40 N10 W40 S10 $
UST=[YR=2025;LABEL=Strg container;ORIG=-50,-10] E40 N6 W40 S6 $
.

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	0803	ASPHALT C	0	0	0	0	5,472.00	SF	2.00	2.00	100	1973	1973	3	50	5,472	
2	0810	CONCRETE A	0	0	10	6	60.00	SF	6.50	6.50	100	1988	1988	3	52	203	
3	0810	CONCRETE A	0	0	0	0	450.00	SF	6.50	6.50	100	2005	2005	3	84	2,457	
4	0430	CL FNC 6B	0	0	0	0	89.00	LF	9.70	9.70	100	2005	2005	3	64	553	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	

LAND DESCRIPTION

TOTAL OB/XF 9,069

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	001100	C	STORE 1FLR	0	0003	CI	100.00	110.00	12,611.00	SF		1.00	1.00	1.00	15.00	15.00	189,165							

REVIEW DATE 11/26/2024 BY KW Total Acres: 0.29 Total Land Value: 189,165 Market: 0 Agricultural: 0 Common: 189,165 PRINTED 07/30/2025 BY SYS