

BLK 244 TRACT A OF LOT 10 &
S 31 FT OF TRACT B OF LOT 10
IN OR 2035/1977

EMIMAT LLC
PO BOX 638
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0244-10A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	10	TERRAZZO 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	03	MASONRY 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,058	100	1993	2,058	61,077
CAN	30	30	1993	9	267
TOTALS	2,088			2,067	61,344

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	1,924.00	SF	2.00	2.00	
2	0810	CONCRETE A	0	0	0	0	276.00	SF	6.50	6.50	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	
4	0479	VF PICKET	0	0	0	0	25.00	LF	5.00	5.00	
5	0681	POLE SHED	0	0	5	5	25.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	001700	C	1STORY OFF	0	0003	MU-1			10,149.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	2,067	96.0120	134.90	278,838	1958	1975	0	0	78.00	22.00
1 OFFICE - 0% - 0											
Heated Area: 2058											
HX Base Yr											
BLD DATE	06/15/2021	KK	LGL DATE	04/24/2024	TD						
XF DATE	06/15/2021	KK	LAND DATE								
INC DATE			AG DATE								

1333 ATLANTIC AV, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										61,344	
TOTAL MARKET OB/XF VALUE										3,232	
TOTAL LAND VALUE - MARKET										253,725	
TOTAL MARKET VALUE										318,301	
SOH/AGL Deduction										73,253	
ASSESSED VALUE										245,048	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										245,048	
TOTAL JUST VALUE										318,301	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										296,137	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122071	OTHER	800	10/08/2012
20111140	REMODEL	2,300	07/13/2011
20061663	SIGN	1,170	07/13/2006
20052713	H/AC	2,000	09/23/2005
7467	REPAIR/RRF	1,950	12/17/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2035/1977	3/23/2016	WD	Q	I	01	195,000			
GRANTOR: GILDENSTON JAMES R &									
GRANTEE: EMIMAT LLC									
1447/0006	9/25/2006	QC	Q	I	01	100			
GRANTOR: GILDENSTON JAMES R &									
GRANTEE: GILDENSTON JAMES R									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W31 S72 E12 CAN=[YR=1993] E6 N5 W6 S5 \$ N5 E6 S5 E13 N18 W4 N36 E4 N18 \$.											