

BLOCK 270 LOTS 27 & 28
IN OR 2661/975
CITY OF FDNA BEACH

ROMAN PM LLC
8691 HEATHER RUN DRIVE SOUTH
JACKSONVILLE, FL 32256

2025

00-00-31-1800-0270-0270



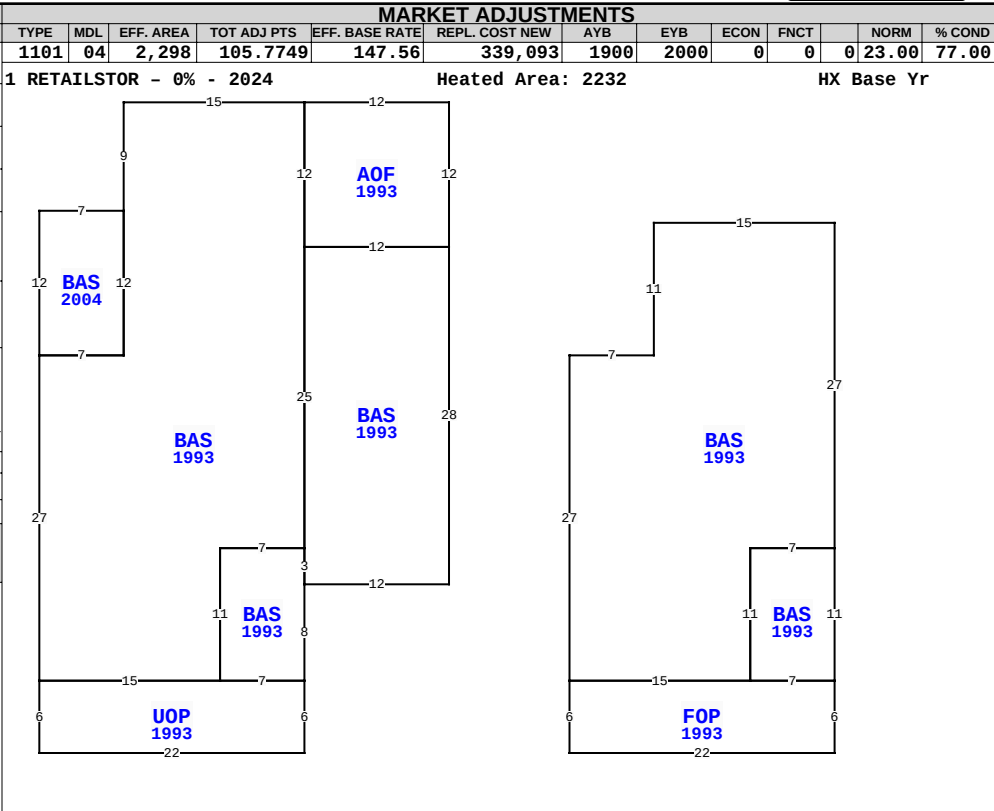
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	100	1993	144	16,362
BAS	77	100	1993	77	8,749
BAS	77	100	1993	77	8,749
BAS	336	100	1993	336	38,177
BAS	682	100	1993	682	77,490
BAS	832	100	1993	832	94,533
BAS	84	100	2004	84	9,544
FOP	132	30	1993	40	4,545
UOP	132	20	1993	26	2,954
TOTALS	2,496			2,298	261,102

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	21	27	567.00	SF	5.20	100	1984	1984	3	41	1,209	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	1,000.00	100	1990	1990	3	66	660	
3	1242	WD DECK A	0	0	0	0	233.00	SF	10.00	100	2000	2000	3	20	466	
4	0097	AWNING CN	0	0	3	10	30.00	SF	65.00	100	2000	2000	3	40	780	
5	0825	BRICK	0	0	0	0	870.00	SF	12.50	100	1995	1995	3	90	9,788	
6	1076	TRELLIS A	0	0	12	13	156.00	SF	7.50	100	2000	2000	3	23	269	
7	0851	PATIO STON	0	0	6	8	48.00	SF	0.75	100	2000	2000	3	77	28	
8	0462	ST/AL FNC	0	0	47	6	282.00	SF	10.00	100	2000	2000	3	27	761	
9	0443	STK FNC 6'	0	0	0	0	16.00	LF	10.00	100	2005	2005	3	22	35	
10	0964	HALON SYST	2	0	6	3	18.00	SF	50.00	100	2005	2005	3	84	756	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001100	C



BLD DATE	12/12/2024	KW	LGL DATE	
XF DATE	12/12/2024	KW	LAND DATE	
INC DATE	05/13/2023	REA	AG DATE	

218 ASH ST, FERNANDINA BEACH	04/14/2025	DC
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TOTAL OB/XF		
L N	USE CODE	CLS
1	001100	C

NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		386,065
TOTAL MARKET OB/XF VALUE		17,286
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		728,351
SOH/AGL Deduction		0
ASSESSED VALUE		728,351
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		728,351
TOTAL JUST VALUE		728,351
NCON VALUE		0
INCOME VALUE		596,100
PREVIOUS YEAR MKT VALUE		686,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0	Wood/ poly coated	0	12/21/2023
20150234	BRIGHT MORNINGS	0	02/05/2015
20112288	ADDITION	40,000	12/28/2011
20112289	REPAIR/RRF	5,500	12/28/2011
20101015	REPAIR/RRF	1,500	06/17/2010
20090031	REPAIR/RRF	1,000	01/09/2009

SALES DATA		
OFF RECORD Number	DATE	TYPE INST Q U
2661/975	8/15/2023	WD Q I 01
GRANTOR: DONGO JULIO LIVING TR		
GRANTEE: ROMAN PM LLC		
1754/1419	9/01/2011	WD Q I 02
GRANTOR: GOLDMAN LOUIS E JR &		
GRANTEE: DONGO JULIO TRUSTEE		

BUILDING NOTES		
BAS=[YR=1993;LABEL=unit:218A;ORIG=-12,0] W15 S9 S12 W7 S27 E15 N11 E7 N25 N12 \$		
BAS=[YR=1993;LABEL=unit:218b;ORIG=10,21] E7 N11 E15 S27 W7 S11 W15 N27 \$		
BAS=[YR=1993;LABEL=unit:218-c;ORIG=-12,40] E12 N28 W12 S25 S3 \$		
AOF=[YR=1993;ORIG=0,0] W12 S12 E12 N12 \$		
UOP=[YR=1993;ORIG=-34,48] S6 E22 N6 W7 W15 \$		
FOP=[YR=1993;ORIG=32,48] S6 W22 N6 E15 E7 \$		
BAS=[YR=2004;ORIG=-27,9] W7 S12 E7 N12 \$		
BAS=[YR=1993;LABEL=stns;ORIG=-12,48] N8 N3 W7 S11 E7 \$		
BAS=[YR=1993;ORIG=32,37] S11 W7 N11 E7 \$		

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