

BLK 273 PT OF LOTS 27,28,29,
30 & 31 IN OR 2052/320
(EX PT IN OR 1438/1832 &

WAAS HOLDINGS LLC
528 ELIZABETH RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0273-0271



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	11 CLAY TILE 10
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	05 STEEL 100
Story Height	12 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	1100STORES, 1 STORY

MAP NUM	MKT AREA	01
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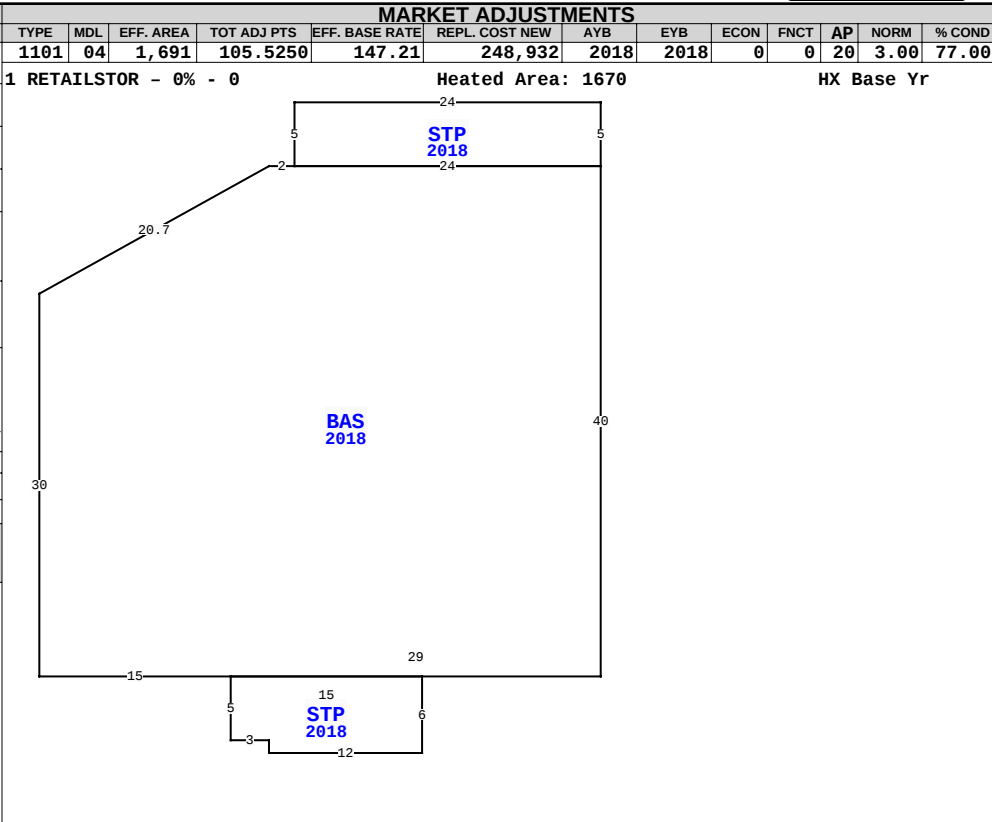
NEIGHBORHOOD/LOC	1010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	2018	1,670	189,298
STP	87	10	2018	9	1,020
STP	120	10	2018	12	1,361

TOTALS	1,877			1,691	191,678
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	2,052.00	SF	4.00
2	0810	CONCRETE A	0	0	0	0	280.00	SF	6.50
3	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50
4	0855	CONC PAVER	0	0	0	0	857.00	SF	7.00
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00
6	0940	SHEDS/PORT	0	0	10	5	50.00	SF	30.00
7	0646	LWN SPRK H	0	0	0	0	9.00	UT	2.00
8	0097	AWNING CN	0	0	0	0	12.00	SF	65.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	MU-1	100.00	72.00	7,841.00



210 BEECH ST, FERNANDINA BEACH

BLD DATE	07/31/2018	KK	LGL DATE	
XF DATE	07/31/2018	KK	LAND DATE	07/31/2018
INC DATE			AG DATE	

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	0812	CONCRETE C	0	0	0	0	2,052.00	SF	4.00	4.00	100	2018	2018	3	97	7,962	
2	0810	CONCRETE A	0	0	0	0	280.00	SF	6.50	6.50	100	2018	2018	3	97	1,765	
3	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	100	2018	2018	3	92	621	
4	0855	CONC PAVER	0	0	0	0	857.00	SF	7.00	7.00	100	2018	2018	3	97	5,819	
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2018	2018	3	98	147	
6	0940	SHEDS/PORT	0	0	10	5	50.00	SF	30.00	30.00	100	2018	2018	3	78	1,170	
7	0646	LWN SPRK H	0	0	0	0	9.00	UT	2.00	2.00	100	2018	2018	3	84	15	
8	0097	AWNING CN	0	0	0	0	12.00	SF	65.00	65.00	100	2019	2019	3	87	679	

TOTAL OB/XF										18,178							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	001100	C	STORE 1FLR	0	0003	MU-1	100.00	72.00	7,841.00	SF		1.00	1.00	1.00	45.00	45.00	352,845

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		191,678	
TOTAL MARKET OB/XF VALUE		18,178	
TOTAL LAND VALUE - MARKET		352,845	
TOTAL MARKET VALUE		562,701	
SOH/AGL Deduction		225,430	
ASSESSED VALUE		337,271	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		337,271	
TOTAL JUST VALUE		562,701	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		566,914	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183989	AWNING	1,250	11/26/2018
20172154	NEW CONSTR	246,732	07/13/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2052/0320	6/06/2016	WD	Q	V	01	135,000	
GRANTOR: NOWICKA-KUDYBA MONIQU							
GRANTEE: WAAS HOLDINGS LLC							
2052/0318	5/17/2016	WD	U	V	11	100	
GRANTOR: GIEDRYS HONORATA KRYS							
GRANTEE: NORWICKA-KUDYBA MON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
STP=[YR=2018] W24 S5 BAS=[YR=2018] W2 D10 L18 S30 E15									
STP=[YR=2018] S5 E3 S1 E12 N6 W15\$ E29 N40 W24\$ E24 N5\$.									