

BLOCK 316 LOTS S1/2 OF 2 &
ALL LOTS 3 & 6 W OF HWY &
S1/2 OF LOT 7 W OF HWY

ROCKET LEASING LLC
700 BARRINGTON DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0316-0022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	08	SHT VINYL 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	12	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	06	Quality Level 06
DOR CODE	1700	OFFICE BUILDINGS

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	1095.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	1993	660	90,029
BAS	1,947	100	1994	1,947	265,585
STP	24	10	2014	2	273
STP	95	10	2016	10	1,364
STP	120	10	2016	12	1,637

TOTALS	2,846			2,631	358,888
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	7,415.00	SF	2.00
2	0811	CONCRETE B	0	0	0	0	354.00	SF	5.20
3	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00
4	1242	WD DECK A	0	0	0	0	581.00	SF	10.00
5	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00
6	1242	WD DECK A	0	0	10	8	80.00	SF	10.00
7	0424	CL FNC 6'	0	0	0	0	15.00	LF	20.00
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
10	0940	SHEDS/PORT	0	0	34	12	408.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	CI	156.00	150.00	19,166.00

REVIEW DATE	11/13/2024	BY	KWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	2,631	115.5773	162.39	427,248	1984	2005	0	0	0	16.00	84.00	
1 OFFICE - 0% - 2024													
Heated Area: 2607													
HX Base Yr													

1553 S 8TH ST, FERNANDINA BEACH	BLD DATE 11/13/2024	KWA	LGL DATE	
	XF DATE 11/13/2024	KWA	LAND DATE	
	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	0803	ASPHALT C	0	0	0	0	7,415.00	SF	2.00	2.00	100	1984	1984	3	50	7,415	
2	0811	CONCRETE B	0	0	0	0	354.00	SF	5.20	5.20	100	1984	1984	3	77	1,417	
3	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	1984	1984	3	83	270	
4	1242	WD DECK A	0	0	0	0	581.00	SF	10.00	10.00	100	2016	2016	3	70	4,067	
5	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	2016	2016	3	70	112	
6	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2016	2016	3	70	560	
7	0424	CL FNC 6'	0	0	0	0	15.00	LF	20.00	20.00	100	2010	2010	3	76	228	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	76	456	
10	0940	SHEDS/PORT	0	0	34	12	408.00	SF	30.00	30.00	100	2025	2024		100	12,240	

TOTAL OB/XF	26,765
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0003	CI	156.00	150.00	19,166.00	SF		1.00	1.00	1.00	15.00	15.00	287,490							

Market:	0	Agricultural:	0	Common:	287,490
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		358,888
TOTAL MARKET OB/XF VALUE		26,765
TOTAL LAND VALUE - MARKET		287,490
TOTAL MARKET VALUE		673,143
SOH/AGL Deduction		0
ASSESSED VALUE		673,143
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		673,143
TOTAL JUST VALUE		673,143
NCON VALUE		12,014
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015305		45,000	11/30/2023
230015305	REMODEL SPACES	45,000	11/30/2023
17000200	DEMOLITION	800	01/17/2017
B1631947	REMODEL	34,365	03/01/2016
230007868		45,000	

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2691/1963	12/20/2023	WD U	I 11
GRANTOR: BRADLEY ROCKATONIA			
GRANTEE: ROCKET LEASING LLC			
2661/1241	8/11/2023	SW Q	I 01
GRANTOR: WEISS LANDHOLDINGS LL			
GRANTEE: BRADLEY ROCKATONIA			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1994;ORIG=0,0] W59 S33 E4 E18 E6 E23 E8 N33 \$			
BAS=[YR=1993;ORIG=-59,0] W20 S33 E4 E4 E12 N33 \$			
STP=[YR=2016;ORIG=-31,33] S6 E5 N1 E18 N5 W23 \$			
STP=[YR=2016;ORIG=-55,33] S6 E5 N1 E13 N5 W18 \$			
STP=[YR=2014;ORIG=-75,33] S6 E4 N6 W4 \$			

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BAS=[YR=1994;ORIG=0,0] W59 S33 E4 E18 E6 E23 E8 N33 \$																							
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