

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

10-3N-28-0000-0002-0010

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																																							
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall		19	COMMON BRK 100							4803	06	1,416	97.9100	44.79	63,423	1940	1940		0	0	0	80.00	20.00	VALUATION BY																																			
Roof Structure		04	WOOD TRUSS 100							2 STOR WAREH - 0% - 0														Heated Area: 1416														HX Base Yr														STANDARD							
Roof Cover		01	MINIMUM 100							24592459 BAS 1993																										Tax Group: 8								Tax Dist:															
Interior Wall		01	MINIMUM 100																																	BUILDING MARKET VALUE								136,753															
Interior Floor		03	CONC FINSH 100																																	TOTAL MARKET OB/XF VALUE								16,934															
Ceiling		04	NONE 100																																	TOTAL LAND VALUE - MARKET								1,527,645															
Air Condition		01	NONE 100																																	TOTAL MARKET VALUE								1,681,332															
Heating Type		01	NONE 100																																	SOH/AGL Deduction								1,186,232															
Plumbing			0 100																																	ASSESSED VALUE								495,100															
Frame		03	MASONRY 100																																	TOTAL EXEMPTION VALUE								0															
Story Height			20 100																																	BASE TAXABLE VALUE								495,100															
RMS			1 100																																	TOTAL JUST VALUE								1,681,332															
Stories		1.	1. 100							NCON VALUE								0																																									
Class		00	. 100							INCOME VALUE																																																	
Units			0 100							PREVIOUS YEAR MKT VALUE								1,841,397																																									
BUD8 Adjustme		05	DIST 1A 100																																																								
Occupancy		00	NONE 100																																																								
Quality		03	Quality Level 03																																																								
DOR CODE		4800	WAREHOUSE-STORAGE																																																								
MAP NUM			MKT AREA				02																																																				
NEIGHBORHOOD/LOC		2002.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	1,416	100	1993	1,416	12,685																																																						
TOTALS		1,416			1,416	12,685	325 POGY PL, FERNANDINA BEACH																		BLD DATE	12/03/2024				KW	LGL DATE	04/24/2025				DC																							
EXTRA FEATURES																				XF DATE					LAND 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																																											
LAND DESCRIPTION																										TOTAL OB/XF										0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																			