

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	60
Exterior Wall	17	CB STUCCO	40
Roof Structure	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures	4	100	
Frame	02	WOOD FRAME	100
Story Height		18	100
RMS		7	100
Stories	1.	1.	100
Units	0	100	
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	1,496	100	1993
BAS	1,536	100	1993
CAN	48	30	1993
PTO	90	5	1993
TOTALS	3,170		
		3,050	76,653

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE - 0%	- 0			333,274	1976	1976	0	0	77.00	23.00	
Heated Area: 3032 HX Base Yr												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 6
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			166,096
TOTAL MARKET OB/XF VALUE			49,672
TOTAL LAND VALUE - MARKET			7,105,000
TOTAL MARKET VALUE			7,320,768
SOH/AGL Deduction			6,284,996
ASSESSED VALUE			1,035,772
TOTAL EXEMPTION VALUE	03		1,035,772
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			7,320,768
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			7,327,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006200	XFOB	13,500	08/27/2018
E175964	ANTENNAS	20,000	03/01/2017
B1633052	FOUNDATION	36,950	09/01/2016
E25699	NEW CONSTR	0	12/01/2012
E25699	NEW CONSTR	0	12/01/2012
B26463	ADDITION	30,000	09/03/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0506/0391	12/22/1986	MS	U	V		392,600
GRANTOR: SENIOR CORP						
GRANTEE: SOUTHERN STATE UTILT						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	0	13,826.00	SF	2.00	2.00	100	1976
2	0810	CONCRETE A	0	0	0	0	230.00	SF	6.50	6.50	100	1976
3	0810	CONCRETE A	0	0	15	10	150.00	SF	6.50	6.50	100	1976
4	0810	CONCRETE A	0	0	10	14	140.00	SF	6.50	6.50	100	1976
5	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	1980
6	1130	REINFR 6	0	0	0	0	210.00	SF	5.75	5.75	100	1980
7	0430	CL FNC 6B	0	0	0	0	3,871.00	LF	9.70	9.70	100	1976
8	0811	CONCRETE B	0	0	0	0	550.00	SF	5.20	5.20	100	1999
9	0431	CL FNC 8B	0	0	0	0	307.00	LF	12.50	12.50	100	1999
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1999
TOTALS												
TOTAL OB/XF 31,275												

BUILDING NOTES			
AOF=[YR=1993] W17 N16 W16 S4 PTO=[YR=1993] W9 S10 E9 N10 \$			
S12 BAS=[YR=1993] W46 S32 E42 CAN=[YR=1993] S8 E6 N8 W6 \$E6			
N32 W2 \$ E2 S40 E31 N40 \$.			

LAND DESCRIPTION													TOTAL OB/XF												
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	008600	C	COUNTY	0	0006	CPO	0.00	0.00	20.30	AC		1.00	1.00	1.00	350,000.00	350,000.00	7,105,000								



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		0	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		1	100
Stories	1.	1.100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	1993
PTO	84	5	1993
UOP	100	20	1993
TOTALS	784		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	BARN	-	0%	-	0						
			Heated Area: 600			HX Base Yr					
TOTALS			624		4,599						

NASSAU COUNTY PROPERTY		PAGE 2 of 6	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			166,096
TOTAL MARKET OB/XF VALUE			49,672
TOTAL LAND VALUE - MARKET			7,105,000
TOTAL MARKET VALUE			7,320,768
SOH/AGL Deduction			6,284,996
ASSESSED VALUE			1,035,772
TOTAL EXEMPTION VALUE	03		1,035,772
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			7,320,768
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			7,327,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1023960	CO ISSUED	0	06/02/2011
M16049	H/AC	0	04/01/2011
P14529	NEW CONSTR	37,224	11/01/2010
R12448	REPAIR/RRF	10,000	09/01/2010
B21741	CONCRETE	3,000	07/01/2008
B9905671	NEW CONSTR	50,000	01/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0506/0391	12/22/1986	MS	U	V		392,600
GRANTOR: SENIOR CORP						
GRANTEE: SOUTHERN STATE UTIL						

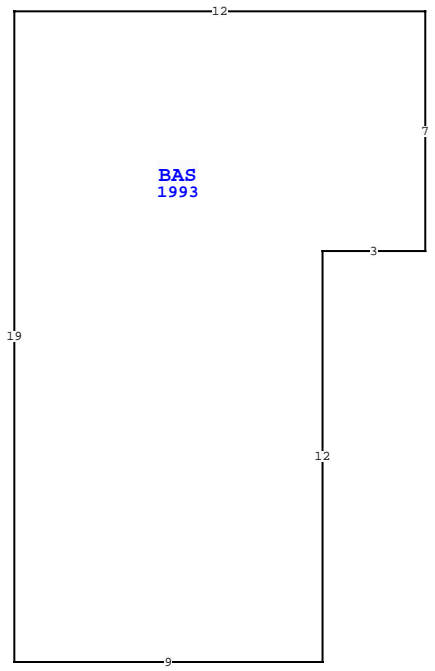
EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
11	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100
12	0510	GARAGE WD-	0	0	30	12	360.00	SF	35.00	35.00	100
13	1123	CB 8"	0	0	80	3	240.00	SF	6.15	6.15	100
14	0810	CONCRETE A	0	0	0	0	141.00	SF	6.50	6.50	100
15	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
16	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100
17	0810	CONCRETE A	0	0	15	7	105.00	SF	6.50	6.50	100
18	0940	SHEDS/PORT	0	0	4	4	16.00	SF	30.00	30.00	100
19	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100
20	0810	CONCRETE A	0	0	0	0	366.00	SF	6.50	6.50	100
TOTALS											8,596

LAND DESCRIPTION												TOTAL OB/XF												
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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W30 UOP=[YR=1993] W5 S20 E5 N20 \$ S20 E15											
PTO=[YR=1993] S7 E12 N7 W12 \$ E15 N20 \$.											

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		0	100
Frame	03	MASONRY	100
Story Height		9	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	192	100	1993
TOTALS	192		192
			1,414

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		192	56.6370	14.73	2,828	1976	1976	0	0	50.00	50.00
3 BARNs - 0% - 0 Heated Area: 192 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 3 of 6	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			166,096
TOTAL MARKET OB/XF VALUE			49,672
TOTAL LAND VALUE - MARKET			7,105,000
TOTAL MARKET VALUE			7,320,768
SOH/AGL Deduction			6,284,996
ASSESSED VALUE			1,035,772
TOTAL EXEMPTION VALUE	03		1,035,772
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			7,320,768
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			7,327,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805635	NEW CONSTR	3,000	12/01/1998
B9805548	NEW CONSTR	115,000	11/01/1998
B9502126	REPAIR/RRF	304,648	07/01/1995
BP4267	N/A	3,400	01/01/1987
BP 4267	N/A	3,400	01/01/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0506/0391	12/22/1986	MS U	V			392,600

GRANTOR: SENIOR CORP
GRANTEE: SOUTHERN STATE UTIL

EXTRA FEATURES																
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
21	0978	SECURTY LT	0	0	0	3.00	UT	450.00	450.00	100	2013	2013	3	83	1,121	
22	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	2013	2013	3	55	220	
23	6001	ROLLUP DR	0	0	0	3.00	UT	400.00	400.00	100	2013	2013	3	55	660	
24	0351	CARPORT MT	0	0	40	1,000.00	SF	10.00	10.00	100	2018	2018	3	78	7,800	

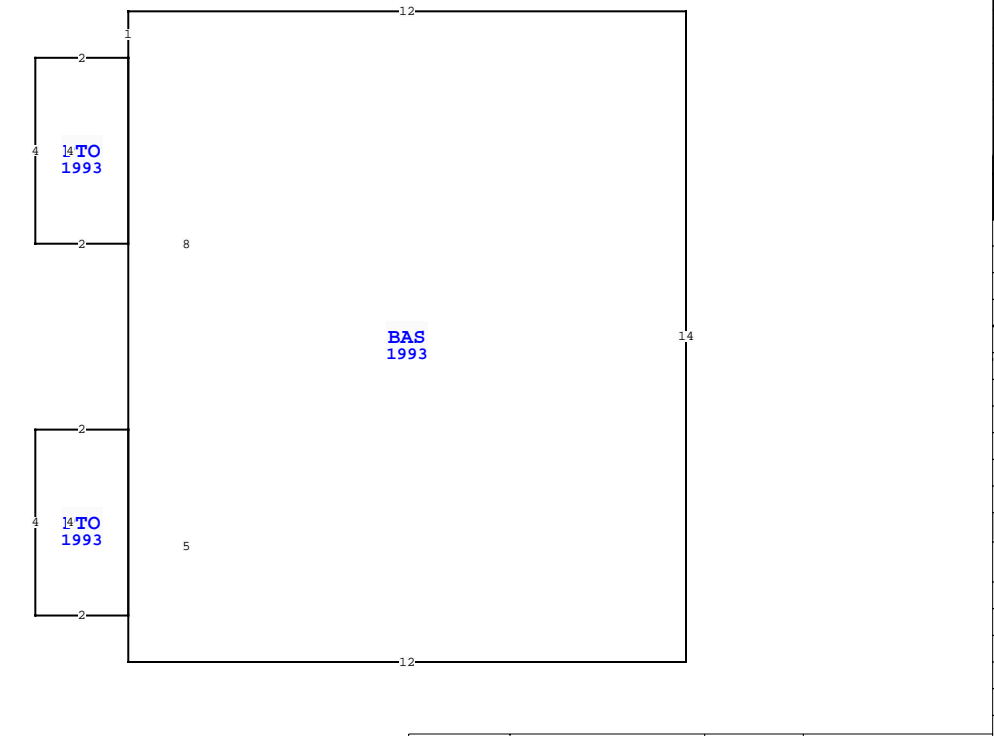
BLD DATE		05/03/2019	KKX	LGL DATE	
XF DATE				04/22/2025	DC
INC DATE					

BUILDING NOTES	
BAS=[YR=1993] W12 S19 E9 N12 E3 N7\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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
															9,801									

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8600	04	168	66.4020	17.26	2,900	1976	1976	0	0	50.00	50.00



NASSAU COUNTY PROPERTY VALUATION SUMMARY		PAGE 4 of 6	8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			166,096
TOTAL MARKET OB/XF VALUE			49,672
TOTAL LAND VALUE - MARKET			7,105,000
TOTAL MARKET VALUE			7,320,768
SOH/AGL Deduction			6,284,996
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TOTAL EXEMPTION VALUE	03		1,035,772
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			7,320,768
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			7,327,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0506/0391	12/22/1986	MS	U	V		392,600

GRANTOR: SENIOR CORP
GRANTEE: SOUTHERN STATE UTIL

Quality		03 Quality Level 03			
DOR CODE	8600 COUNTY				
MAP NUM	MKT AREA	03			
NEIGHBORHOOD/LOC	3016.00				
BAS	168	100	1993	168	1,450
PTO	8	5	1993	0	0
PTO	8	5	1993	0	0
TOTALS	184			168	1,450

5390 FIRST COAST, FERNANDINA BEACH

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W12 S1 PTO=[YR=1993] W2 S4 E2 N4 \$ S8											
PTO=[YR=1993] W2 S4 E2 N4 \$ S5 E12 N14 \$.											

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									
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	



Table with columns: ELEMENT, CD, CONSTRUCTION. Rows include Exterior Wall, Roof Structure, Roof Cover, Interior Wall, Interior Floor, Ceiling, Air Condition, Heating Type, Plumbing, Frame, Story Height, RMS, Stories, Class, Units, Occupancy, Quality, DOR CODE, MAP NUM, NEIGHBORHOOD/LOC, AREA TYPE, TOTAL GROSS AREA, PCT OF BASE, YEAR, TOT ADJ AREA, SUBAREA MARKET VALUE.

Table with columns: TYPE, MDL, EFF. AREA, TOT ADJ PTS, EFF. BASE RATE, REPL. COST NEW, AYB, EYB, ECON, FNCT, NORM, % COND. Includes a diagram of a rectangular lot with dimensions 50x45 and 'BAS 2013' label.

Table titled 'NASSAU COUNTY PROPERTY' and 'VALUATION SUMMARY'. Includes rows for VALUATION BY, Tax Group, BUILDING MARKET VALUE, TOTAL MARKET OB/XF VALUE, TOTAL LAND VALUE - MARKET, TOTAL MARKET VALUE, SOH/AGL Deduction, ASSESSED VALUE, TOTAL EXEMPTION VALUE, BASE TAXABLE VALUE, TOTAL JUST VALUE, NCON VALUE, INCOME VALUE, PREVIOUS YEAR MKT VALUE.

Table with columns: PERMIT NUM, DESCRIPTION, AMT, ISSUED. Contains multiple empty rows for permit tracking.

Table titled 'SALES DATA'. Includes columns: OFF RECORD Number, DATE, TYPE INST, Q, V, RSN CD, SALE PRICE. Row 1: 0506/0391, 12/22/1986, MS U V, 392,600. Includes text: GRANTOR: SENIOR CORP, GRANTEE: SOUTHERN STATE UTILT.

TOTALS 2,250 2,250 74,018 5390 FIRST COAST, FERNANDINA BEACH BLD DATE 05/03/2019 KKK LGL DATE 04/22/2025 DC

Table titled 'EXTRA FEATURES'. Columns: L, 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.

Table titled 'BUILDING NOTES'. Currently empty.

Table titled 'BUILDING DIMENSIONS'. Row 1: BAS=[YR=2013] W50 S45 E50 N45\$.

Table titled 'LAND DESCRIPTION'. Columns: L, USE CODE, CLS, LAND USE DESCRIPTION, CAP, R, D, LOC ZONE, FRONT, DEPTH, TOT LND UTS, UNIT TYPE, D, DPTH FACT, % COND, TOT ADJ, UNIT PRICE, ADJ UNIT PRICE, LAND VALUE, OTHER ADJUSTMENTS AND NOTES, YEAR, DENSITY, DECL, FRZ, YR, CONSRV.