

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

14-3N-28-0000-0006-0010

NASSAU COUNTY PROPERTY					PAGE 1 of 6		8		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 8				Tax Dist:					
BUILDING MARKET VALUE				128,700					
TOTAL MARKET OB/XF VALUE				111,882					
TOTAL LAND VALUE - MARKET				1,372,799					
TOTAL MARKET VALUE				1,613,381					
SOH/AGL Deduction				589,610					
ASSESSED VALUE				1,023,771					
TOTAL EXEMPTION VALUE				0					
BASE TAXABLE VALUE				1,023,771					
TOTAL JUST VALUE				1,613,381					
NCON VALUE				0					
INCOME VALUE				14,025,684					
PREVIOUS YEAR MKT VALUE				1,667,792					
ALSO SEE PRCL 10-3N-28-0000-0002-0010									
OLD POGY PLANT PROPERTY									
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
B230015794		DEMO WH		77,000		12/11/2023			
B018337		DEMOLITION		0		05/01/2001			
P014670		REMODEL		0		04/01/2001			
E017768		REMODEL		0		02/01/2001			
M014888		H/AC		0		02/01/2001			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2418/0652		9/14/2020		MS	U	I	11	0	
GRANTOR: BOARD OF TRUSTEES OF									
GRANTEE: MENHADEN MARINE GRO									
2392/0784		9/14/2020		WD	Q	I	05	4,250,000	
GRANTOR: NASSAU FERTILIZER & O									
GRANTEE: MENHADEN MARINE GRO									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W24 UST=[YR=1993] N6 W6 S6 E6\$ W6 S6 CAN=[YR=2002] W7 S6 E7 N6\$ S34 E11 CAN=[YR=2002] S6 E8 N6 W8\$ E19 N40\$ PTR=E15 FUS=[YR=1993] E30 S40 W30 N40\$ W15\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
72,140									
659									
Common: 1,372,799 PRINTED 07/30/2025 BY SYS									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 6				8																		
ELEMENT		CD		CONSTRUCTION													VALUATION SUMMARY										STANDARD																									
Exterior Wall		25		MOD METAL 100													4803		06		1,215		79.4707		36.36		44,177		2002		2002		0		0		27.00		73.00		VALUATION BY		STANDARD									
Roof Structur		10		STEEL FRME 100													3 STOR WAREH - 0% - 0										Heated Area: 1215										HX Base Yr										Tax Group: 8		Tax Dist:		128,700	
Roof Cover		12		MODULAR MT 100																																											BUILDING MARKET VALUE		111,882			
Interior Wall		01		MINIMUM 100																																											TOTAL MARKET OB/XF VALUE		1,372,799			
Interior Floo		03		CONC FINSH 100																																											TOTAL LAND VALUE - MARKET		1,613,381			
Ceiling		04		NONE 100																																											TOTAL MARKET VALUE		1,613,381			
Air Condition		02		WINDOW 100																																											SOH/AGL Deduction		589,610			
Heating Type		03		FORCED AIR 100																																											ASSESSED VALUE		1,023,771			
Plumbing				0 100																																											TOTAL EXEMPTION VALUE		0			
Frame		05		STEEL 100																																											BASE TAXABLE VALUE		1,023,771			
Story Height				12 100																																											TOTAL JUST VALUE		1,613,381			
RMS				1 100																																											NCON VALUE		0			
Stories		1.		1. 100																																											INCOME VALUE		14,025,684			
Class		00		. 100																																											PREVIOUS YEAR MKT VALUE		1,667,792			
Units		00		0 100																																																
Occupancy		00		NONE 100																																																
Quality		02		Quality Level 02																																																
DOR CODE		4800		WAREHOUSE-STORAGE																																																
MAP NUM				MKT AREA																																											02					
NEIGHBORHOOD/LOC		2001.00																																																		
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																										
BAS		1,215		100		2002		1,215		32,249																																										
TOTALS		1,215						1,215		32,249																																										
EXTRA FEATURES										97172 POGY PL, FERNANDINA BEACH										BLD DATE		12/03/2024		KW		LGL DATE				04/24/2025		DC																				
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																						

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