



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 90
Exterior Wall	28 GLASS THRM 10
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	05 STEEL 100
Story Height	24 100
RMS	3 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	2700 VEH SALE/REPAIR

MAP NUM	MKT AREA	04
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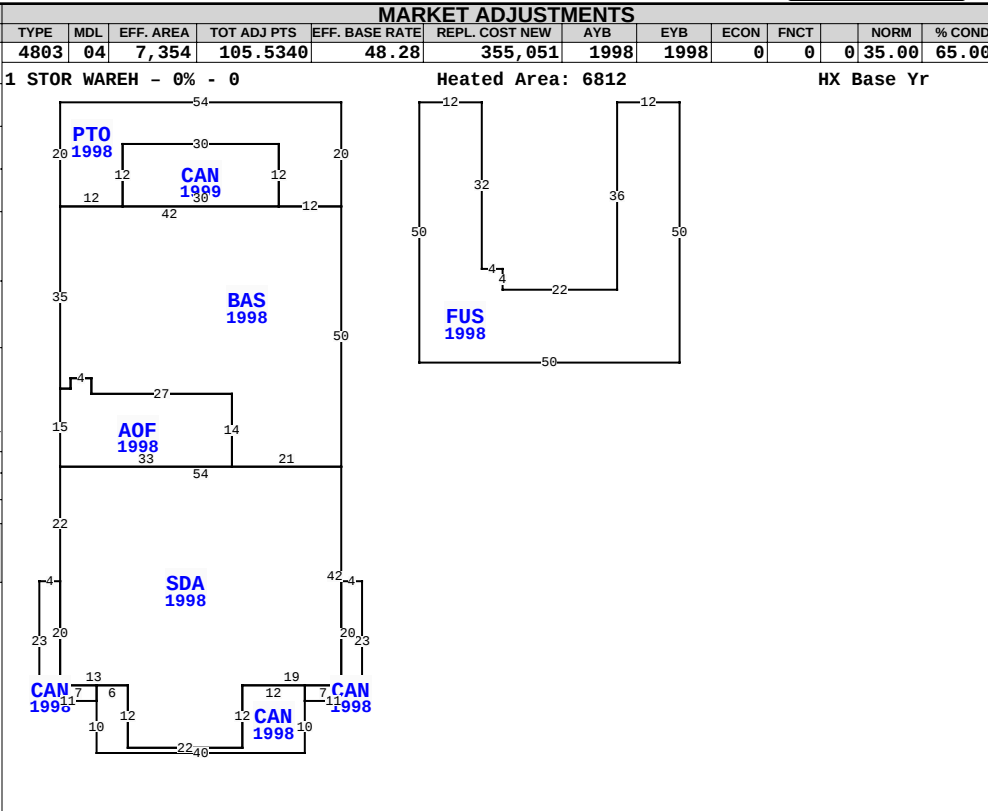
NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	476	100	1998	476	14,938
BAS	2,224	100	1998	2,224	69,794
CAN	113	30	1998	34	1,067
CAN	113	30	1998	34	1,067
CAN	256	30	1998	77	2,417
CAN	360	30	1999	108	3,389
FUS	1,580	100	1998	1,580	49,583
PTO	720	5	1998	36	1,130
SDA	2,532	110	1998	2,785	87,399

TOTALS	8,374			7,354	230,783
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00
2	0803	ASPHALT C	0	0	0	0	26,563.00	SF	2.00
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00
4	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00
5	0400	CONC CURB	0	0	0	0	701.00	LF	15.00
6	4950	BOLLARD	0	0	0	0	10.00	UT	100.00
7	0812	CONCRETE C	0	0	0	0	1,854.00	SF	4.00
8	0430	CL FNC 6B	0	0	0	0	408.00	LF	9.70
9	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004800	C	WAREHOUSE	0	0006	PUD	0.00	0.00	62,726.00



BLD DATE	01/12/2021	KK	LGL DATE	04/25/2025	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF									
44,039									

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		230,783	
TOTAL MARKET OB/XF VALUE		47,529	
TOTAL LAND VALUE - MARKET		313,630	
TOTAL MARKET VALUE		591,942	
SOH/AGL Deduction		1,279	
ASSESSED VALUE		590,663	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		590,663	
TOTAL JUST VALUE		591,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		536,966	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009935	REPAIR/RRF	15,000	11/12/2020
980111	OTHER	3,000	04/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2047/1817	5/23/2016	WD U	I	I	30
GRANTOR: SHERBOURNE INVESTMENT					
GRANTEE: COXC03 LLC					
1094/0327	11/13/2002	WD Q	I		490,000
GRANTOR: HALL THOMAS & DOROTHY					
GRANTEE: SHERBOURNE INVESTME					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1998] W54 S20 BAS=[YR=1998] S35 AOF=[YR=1998] S15 SDA=[YR=1998] S22 CAN=[YR=1998] W4 S23 E11 CAN=[YR=1998] S10 E40 N10 CAN=[YR=1998] E11 N23 W4 S20 W7 S3\$ N3 W12 S12 W22 N12 W6 S3\$ N3 W7 N20\$ S20 E13 S12 E22 N12 E19 N42 W54\$ E33 N14 W27 N3 W4 S2 W2\$ E2 N2 E4 S3 E27 S14 E21 N50 W12 CAN=[YR=1999] N12 W30 S12 E30\$ W42\$ E12 N12 E30 S12 E12 N20\$ PTR= E15 FUS=[YR=1998] E12 S32 E4 S4 E22 N36 E12 S50 W50 N50\$ W15\$.									

COXC03 LLC
2398 SADLER RD
FERNANDINA BEACH, FL 32034

25-2N-28-0000-0002-0450

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