IN OR 2676/1858

ENGLISH AMERICAN PROPERTIES LLC
1651 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0000-0002-0990

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

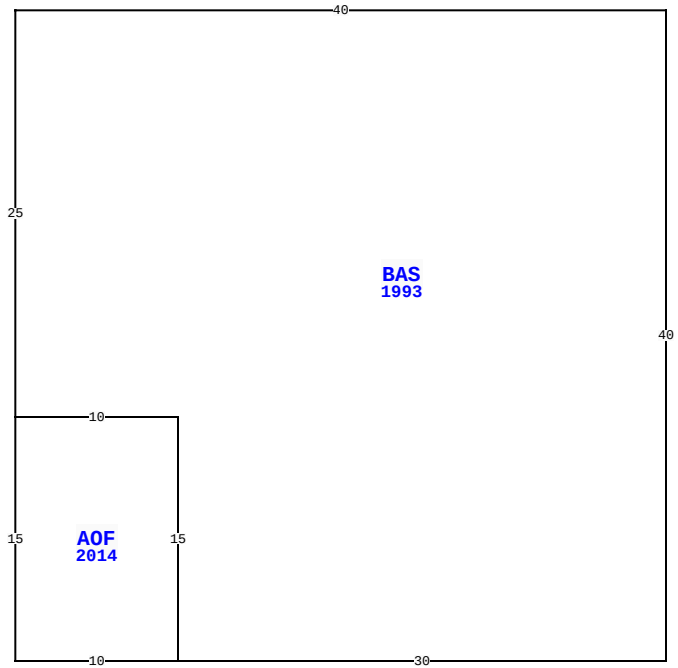
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	150	185	2014	278	9,732
BAS	1,450	100	1993	1,450	50,761
TOTALS	1,600			1,728	60,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	1,728	114.3072	50.01	86,417	1989	2000	0	0	0	30.00	70.00

1 AIR HANGAR – 0% - 2024 Heated Area: 1600 HX Base Yr



96258 CESSNA DR, YULEE

BLD DATE	05/03/2024	REA	
XF DATE	07/20/2020	KK	
INC DATE			
LGL DATE			
LAND DATE	07/20/2020	KK	
AG DATE			

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	126,585
TOTAL MARKET OB/XF VALUE	3,091
TOTAL LAND VALUE - MARKET	146,340
TOTAL MARKET VALUE	276,016
SOH/AGL Deduction	0
ASSESSED VALUE	276,016
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,016
TOTAL JUST VALUE	276,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1858	11/01/2023	WD	Q	I	01	350,000
GRANTOR: FIRST AMELIA ENTERPRI						
GRANTEE: ENGLISH AMERICAN PR						
1698/0146	8/31/2010	WD	U	I	37	150,000
GRANTOR: GREAT PARK CORP INC						
GRANTEE: FIRST AMELIA ENTERP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S25AOF=[YR=2014] S15E10 N15W10$E10S15E30N40$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	2,576.00	SF	4.00	4.00	100	1980	1980	3	30	3,091	

LAND DESCRIPTION

TOTAL OB/XF 3,091

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004800	C	WAREHOUSE	0		OR	0.00	0.00	24,390.00	SF		1.00	1.00	1.00	6.00	6.00	146,340							

REVIEW DATE 07/20/2020 BY KK Total Acres: 0.56 Total Land Value: 146,340 Market: 0 Agricultural: 0 Common: 146,340 PRINTED 07/30/2025 BY SYS

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Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

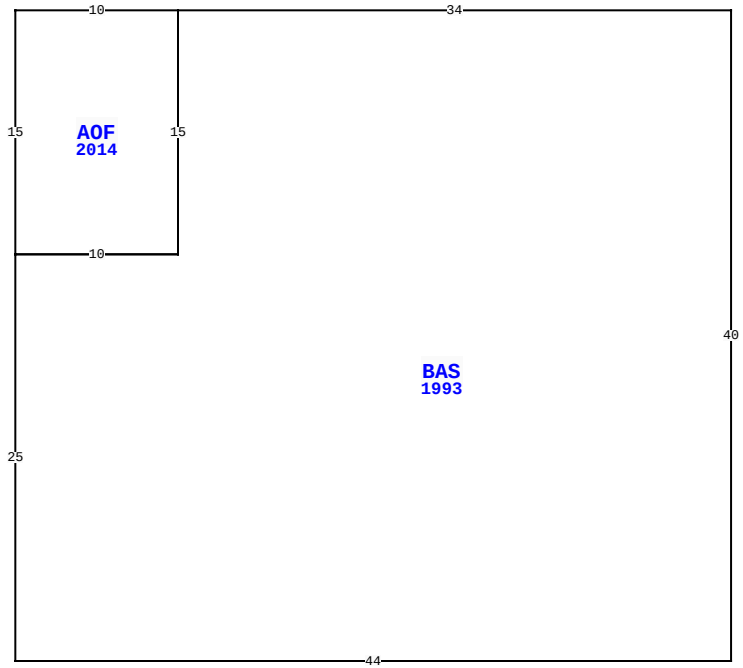
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	150	185	2014	278	9,732
BAS	1,610	100	1993	1,610	56,361
TOTALS	1,760			1,888	66,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	1,888	114.3072	50.01	94,419	1989	2000	0	0	0	30.00	70.00

2 AIR HANGAR – 0% - 2024 Heated Area: 1760 HX Base Yr



BLD DATE	05/03/2024	REA	LGL DATE
XF DATE	07/20/2020	KK	LAND DATE 07/20/2020 KK
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GRANTEE: ENGLISH AMERICAN PR						
1698/0146	8/31/2010	WD	U	I	37	150,000
GRANTOR: GREAT PARK CORP INC						
GRANTEE: FIRST AMELIA ENTERP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34AOF=[YR=2014] W10S15E10 N15$S15W10S25 E44 N40$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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