

PT SEC 26-2N-28E & PT SEC 40-2N-
IN OR 2019/1054 (EX OR 2521/1921
OR 2534/640, & OR 2665/765, & OR

GATA HOLDINGS LLC
942360 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-0000-0009-0050



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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	4870	PREFAB WAREHOUSE

MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4005.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,977	100	2018	4,977	168,792
CAN	800	30	2018	240	8,139
GOF	693	210	2018	1,455	49,345
GOF	330	210	2025	693	23,503
UUS	693	50	2018	346	11,734

TOTALS	7,493			7,711	261,514
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	31,263.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	596.00	SF	4.00	4.00	
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	
4	0810	CONCRETE A	0	0	22	12	264.00	SF	6.50	6.50	
5	0430	CL FNC 6B	0	0	0	0	950.00	LF	9.70	9.70	
6	0422	CL FNC 4'	0	0	0	0	550.00	LF	15.00	15.00	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
8	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	
9	0467	FNC GT 25'	0	0	0	0	1.00	UT	1,225.00	1,225.00	
10	0467	FNC GT 25'	0	0	0	0	1.00	UT	2,100.00	2,100.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	004800	C	WAREHOUSE	0		CN	0.00	0.00	110,642.00	SF	
2	009602	C	RETENTION PO	0		CN	0.00	0.00	0.87	AC	
3	009400	C	RIGHT-OF-WAY	0		CN			0.51	AC	

REVIEW DATE	12/30/2024	BY	KW
-------------	------------	----	----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4807	06	7,711	95.0400	43.48	335,274	2018	2018	0	0	0	22.00	78.00	
1 PREFAB MTL - 0% - 0 Heated Area: 6000 HX Base Yr													

942350 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE 12/30/2024	KW	LGL DATE	
	12/30/2024	KW	LAND DATE	
			AG 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
1	0803	ASPHALT C	0	0	0	0	31,263.00	SF	2.00	2.00	100	2018	2018	3	80	50,021	
2	0812	CONCRETE C	0	0	0	0	596.00	SF	4.00	4.00	100	2018	2018	3	97	2,312	
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2018	2018	3	100	400	
4	0810	CONCRETE A	0	0	22	12	264.00	SF	6.50	6.50	100	2018	2018	3	97	1,665	
5	0430	CL FNC 6B	0	0	0	0	950.00	LF	9.70	9.70	100	2018	2018	3	92	8,478	
6	0422	CL FNC 4'	0	0	0	0	550.00	LF	15.00	15.00	100	2018	2018	3	92	7,590	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
8	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	100	2018	2018	3	84	10,080	
9	0467	FNC GT 25'	0	0	0	0	1.00	UT	1,225.00	1,225.00	100	2018	2018	3	92	1,127	
10	0467	FNC GT 25'	0	0	0	0	1.00	UT	2,100.00	2,100.00	100	2018	2018	3	92	1,932	

TOTAL OB/XF													
83,881													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	004800	C	WAREHOUSE	0		CN	0.00	0.00	110,642.00	SF		1.00	0.75
2	009602	C	RETENTION PO	0		CN	0.00	0.00	0.87	AC		1.00	1.00
3	009400	C	RIGHT-OF-WAY	0		CN			0.51	AC		1.00	1.00

Total Acres: 3.92	Total Land Value: 1,058,152	Market: 0	Agricultural: 0
-------------------	-----------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 4							Tax Dist:					
BUILDING MARKET VALUE							261,514					
TOTAL MARKET OB/XF VALUE							84,479					
TOTAL LAND VALUE - MARKET							1,058,152					
TOTAL MARKET VALUE							1,404,145					
SOH/AGL Deduction							703,524					
ASSESSED VALUE							700,621					
TOTAL EXEMPTION VALUE							0					
BASE TAXABLE VALUE							700,621					
TOTAL JUST VALUE							1,404,145					
NCON VALUE							9,822					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							1,397,221					
TRIM ALL (OFFICES & WAREHOUSE)												

GATA HOLDINGS LLC
942360 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

27-2N-28-0000-0009-0050

[illegible]