



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	9	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	06	Quality Level 06
DOR CODE	1700	OFFICE BUILDINGS
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	2,540	100	2018	2,540	459,351
CAN	160	30	2018	48	8,681
TOTALS	2,700			2,588	468,032

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	5,600.00	SF	2.00
2	0811	CONCRETE B	0	0	0	0	700.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0		CN	0.00	0.00	23,740.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	2,588	132.6998	186.44	482,507	2018	2018	0	0	3.00	97.00
1 OFFICE - 0% - 2025 Heated Area: 2540 HX Base Yr											
942360 OLD NASSAUVILLE RD, FERNANDINA BEACH											

TOTAL OB/XF											
12,491											
BLD DATE	03/07/2025	REA	LGL DATE	04/24/2025	DC						
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		468,032	
TOTAL MARKET OB/XF VALUE		12,491	
TOTAL LAND VALUE - MARKET		302,685	
TOTAL MARKET VALUE		783,208	
SOH/AGL Deduction		0	
ASSESSED VALUE		783,208	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		783,208	
TOTAL JUST VALUE		783,208	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		572,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012740	SIGN FLUSH MOUNT	1,689	11/13/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/760	12/20/2024	WD U	I	I	37	1,520,000
GRANTOR: GATA HOLDINGS LLC						
GRANTEE: ROBINSON PROPERTY I						
2723/979	7/02/2024	WD U	I	I	11	100
GRANTOR: GATA HOLDINGS LLC						
GRANTEE: GATA HOLDINGS LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018;ORIG=0,0] W60 S40 E27 S7 E20 N7 E13 N40 \$									
CAN=[YR=2018;ORIG=-33,47] S8 E20 N8 W20 \$									