PT OR 2192/1840 BEING PARCELS
1 & 2

JFB SR 200 LLC
474361 SR 200
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0020-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

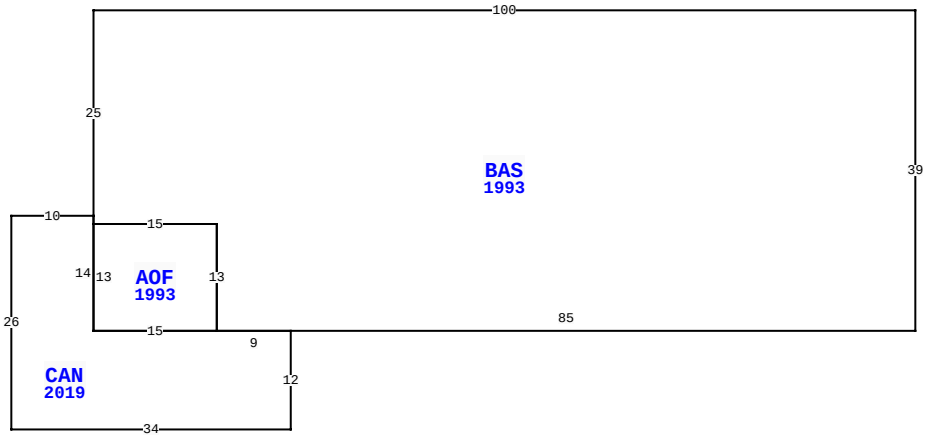
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	195	100	1993	195	6,134
BAS	3,705	100	1993	3,705	116,545
CAN	548	30	2019	164	5,159
TOTALS	4,448			4,064	127,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	4,064	57.3195	49.15	199,746	1993	1993	0	0	0	36.00	64.00

1 SERV SHOP – 0% - 0 Heated Area: 3900 HX Base Yr



474379 SR 200, FERNANDINA BEACH

BLD DATE	04/09/2020	KK	LGL DATE	
XF DATE	04/09/2020	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	127,837
TOTAL MARKET OB/XF VALUE	117,128
TOTAL LAND VALUE - MARKET	780,870
TOTAL MARKET VALUE	1,025,835
SOH/AGL Deduction	356,318
ASSESSED VALUE	669,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	669,517
TOTAL JUST VALUE	1,025,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	838,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002208	XFOB - AWNING	3,500	09/12/2019
19002190	XFOB - CARPORT	49,422	04/30/2019
19002205	XFOB - STEEL BLDG	52,628	04/30/2019
19002215	XFOB - FENCE	2,300	04/30/2019
0544	NEW CONSTR	0	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/1840	4/11/2018	WD	U	I	19	515,000
GRANTOR: THRIFT BARBARA A P/R						
GRANTEE: JFB SR 200 LLC						
0819/1649	1/16/1998	WD	U	I	19	100
GRANTOR: THRIFT AUTOMOTIVE INC						
GRANTEE: THRIFT GEORGE JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S25 CAN=[YR=2019] W10 S26 E34 N12 W9
AOF=[YR=1993] N13 W15 S13 E15$ W15 N14$ S1 E15 S13 E85 N39$.

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	0801	ASPHALT A	0	0	0	0	846.00	SF	3.00	3.00	100	1993	1993	3	50	1,269	
2	0812	CONCRETE C	0	0	0	0	12,004.00	SF	4.00	4.00	100	1993	1993	3	64	30,730	
3	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1993	1993	3	20	400	
4	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00	225.00	100	1993	1993	3	30	135	
5	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2005	2005	3	64	480	
6	0430	CL FNC 6B	0	0	0	0	1,075.00	LF	9.70	9.70	100	2005	2005	3	64	6,674	
7	0812	CONCRETE C	0	0	0	0	1,105.00	SF	4.00	4.00	100	2018	2018	3	97	4,287	
8	0810	CONCRETE A	0	0	34	12	408.00	SF	6.50	6.50	100	2018	2018	3	97	2,572	
9	0351	CARPORT MT	0	0	52	40	2,080.00	SF	10.00	10.00	100	2019	2019	3	82	17,056	
10	0510	GARAGE WD-	0	0	40	26	1,040.00	SF	35.00	35.00	100	2019	2019	3	87	31,668	

TOTAL OB/XF 95,271

LAND DESCRIPTION

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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	78,087.00	SF		1.00	1.00	1.00	10.00	10.00	780,870							

REVIEW DATE 04/09/2020 BY KK Total Acres: 0.89 Total Land Value: 780,870 Market: 0 Agricultural: 0 Common: 780,870 PRINTED 07/30/2025 BY SYS

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GRANTEE: JFB SR 200 LLC						
0819/1649	1/16/2998	WD	U	I	19	100
GRANTOR: THRIFT AUTOMOTIVE INC						
GRANTEE: THRIFT GEORGE JR &						

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
11	0450	PREFAB FNC	0	0	0	0	119.00	LF	8.00	8.00	100	2019	2019	3	82	781	
12	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2018	2018	3	92	414	
13	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2018	2018	3	78	1,872	
14	0351	CARPORT MT	0	0	21	21	441.00	SF	10.00	10.00	100	2020	2020	3	86	3,793	
15	0351	CARPORT MT	0	0	24	21	504.00	SF	10.00	10.00	100	2020	2020	3	86	4,334	
16	0450	PREFAB FNC	0	0	0	0	60.00	LF	8.00	8.00	100	2020	2020	3	86	413	
17	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	2019	2019	3	82	10,250	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 21,857

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

REVIEW DATE 04/09/2020 BY KK Total Acres: 0.89 Total Land Value: 780,870 Market: 0 Agricultural: 0 Common: 780,870 PRINTED 07/30/2025 BY SYS