IN OR 2491/1790
EX R/W OR 212/305
R433452

CALYPSO COMMERCIAL HOLDINGS LLC
11323 PHILLIPS PKWY DR E STE 7
JACKSONVILLE, FL 32256

2025

40-2N-28-0000-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

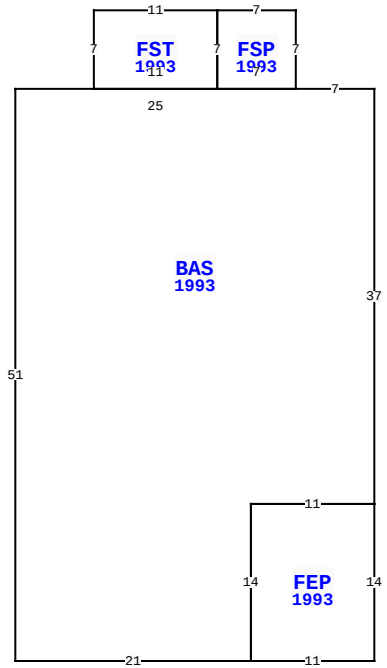
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100	1993	1,478	63,582
FEP	154	80	1993	123	5,291
FSP	49	40	1993	20	861
FST	77	55	1993	42	1,807
TOTALS	1,758			1,663	71,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	74.8800	74.88	124,525	1946	1946	0	0	0	42.55	57.45

1 SINGLE FAM – 0% - 0 Heated Area: 1478 HX Base Yr



474455 EAST SR 200, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	134,988
TOTAL MARKET OB/XF VALUE	3,778
TOTAL LAND VALUE - MARKET	723,100
TOTAL MARKET VALUE	861,866
SOH/AGL Deduction	592,651
ASSESSED VALUE	269,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,215
TOTAL JUST VALUE	861,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	675,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013712	DEMOLITION OF EXI	0	09/08/2022
22013713	DEMOLITION OF EXI	6,000	09/08/2022
2208560	DEMOLITION OF EXI	0	09/01/2022
98-05341	CHNGE SRVC	0	10/29/1998
6145	CHNGE SRVC	100	08/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/1795	8/27/2021	PR	U	I	19	100
GRANTOR: SHREWSBERRY DAVA P/R						
GRANTEE: CALYPSO COMMERCIAL						
2491/1790	8/27/2021	WD	Q	I	01	280,000
GRANTOR: SHREWSBERRY DAVA L ET						
GRANTEE: CALYPSO COMMERCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FSP=[YR=1993] N7 W7 FST=[YR=1993] W11 S7 E11 N7$ S7 E7$ W25 S51 E21 FEP=[YR=1993] E11 N14 W11 S14$ N14 E11 N37$.

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	0511	GARAGE CB-	0	0	30	30	900.00	SF	20.00	20.00	100	1960	1960	3	20	3,600	
2	0810	CONCRETE A	0	0	12	4	48.00	SF	6.50	6.50	100	1990	1990	3	57	178	

LAND DESCRIPTION

TOTAL OB/XF 3,778

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	000800	C	MULTI-FAMILY	0	0004	CG	0.00	0.00	72,310.00	SF		1.00	1.00	1.00	10.00	10.00	723,100							

REVIEW DATE 10/03/2024 BY KW Total Acres: 0.00 Total Land Value: 723,100 Market: 0 Agricultural: 0 Common: 723,100 PRINTED 07/30/2025 BY SYS

IN OR 2491/1790
EX R/W OR 212/305
R433452

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JACKSONVILLE, FL 32256

2025

40-2N-28-0000-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0800 MULTI-FAMILY

MAP NUM | MKT AREA 04

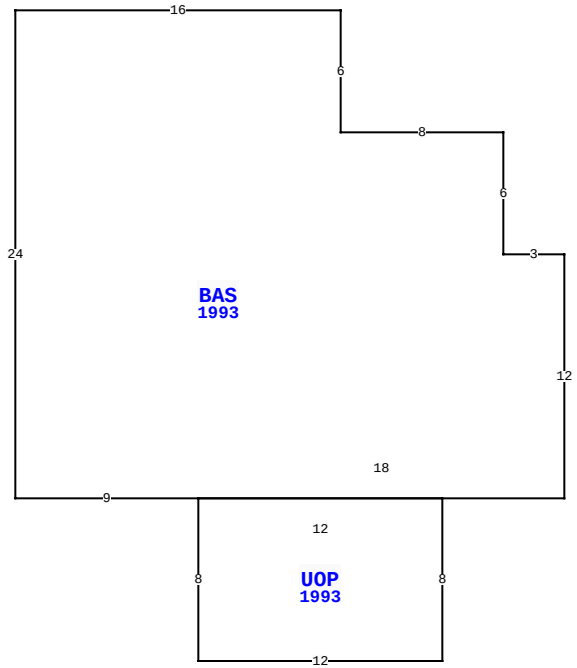
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	564	100	1993	564	24,049
UOP	96	20	1993	19	810
TOTALS	660			583	24,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	583	79.6950	79.70	46,465	1946	1946	0	0	0	46.50	53.50

2 SINGLE FAM – 0% - 0 Heated Area: 564 HX Base Yr



474455 EAST SR 200, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	134,988
TOTAL MARKET OB/XF VALUE	3,778
TOTAL LAND VALUE - MARKET	723,100
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SOH/AGL Deduction	592,651
ASSESSED VALUE	269,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,215
TOTAL JUST VALUE	861,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	675,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/1795	8/27/2021	PR	U	I	19	100
GRANTOR: SHREWSBERRY DAVA P/R						
GRANTEE: CALYPSO COMMERCIAL						
2491/1790	8/27/2021	WD	Q	I	01	280,000
GRANTOR: SHREWSBERRY DAVA L ET						
GRANTEE: CALYPSO COMMERCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N6 W16 S24 E9 UOP=[YR=1993] S8 E12 N8 W12$ E18 N12 W3 N6$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/03/2024 BY KW Total Acres: 0.00 Total Land Value: 723,100 Market: 0 Agricultural: 0 Common: 723,100 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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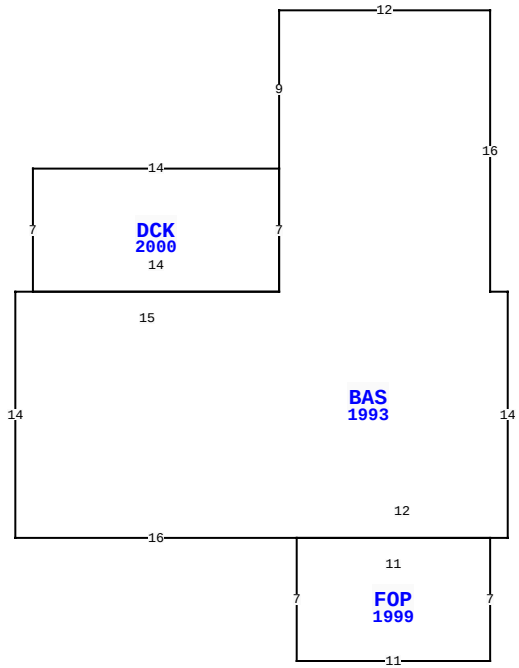
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	584	100	1993	584	36,525
DCK	98	10	2000	10	626
FOP	77	30	1999	23	1,438
TOTALS	759			617	38,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	617	94.0500	94.05	58,029	1972	1972	0	0	0	33.50	66.50

4 SINGLE FAM – 0% - 0 Heated Area: 584 HX Base Yr



474455 EAST SR 200, FERNANDINA BEACH

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,215
TOTAL JUST VALUE	861,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	675,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: CALYPSO COMMERCIAL						
2491/1790	8/27/2021	WD	Q	I	01	280,000
GRANTOR: SHREWSBERRY DAVA L ET						
GRANTEE: CALYPSO COMMERCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S9 DCK=[YR=2000] W14 S7 E14 N7$ S7 W15 S14 E16 FOP=[YR=1999] S7 E11 N7 W11$ E12 N14 W1 N16 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/03/2024 BY KW Total Acres: 0.00 Total Land Value: 723,100 Market: 0 Agricultural: 0 Common: 723,100 PRINTED 07/30/2025 BY SYS