IN OR 2250/1859
EX R/W OR 210/147

DELGAUDIO GREGORY J
96042 REILLY CT
YULEE, FL 32097

2025

40-2N-28-0000-0031-0000

BUILDING CHARACTERISTICS

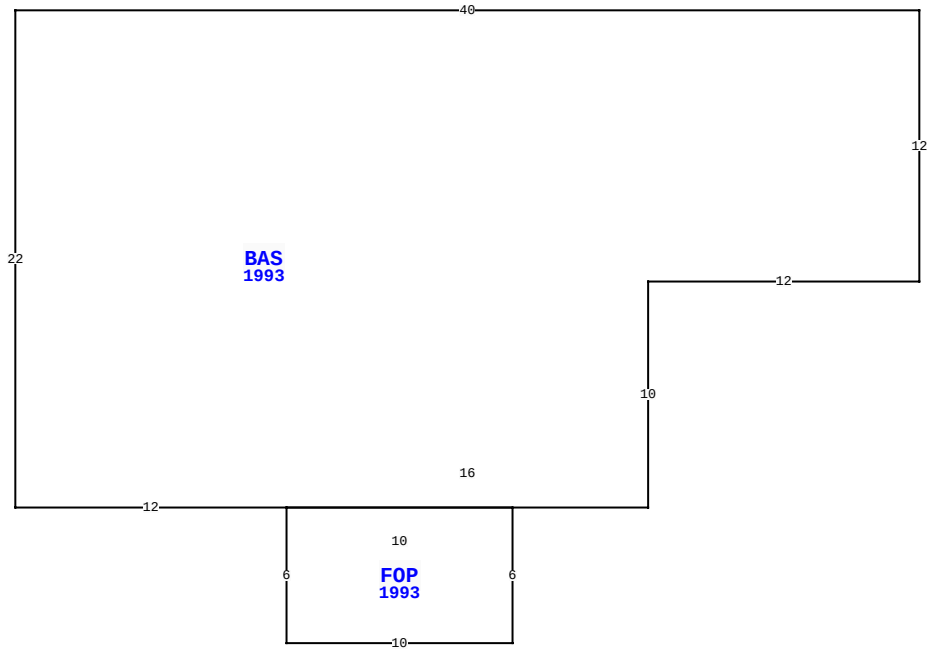
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
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	760	100	1993	760	61,736
FOP	60	30	1993	18	1,462
TOTALS	820			778	63,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	778	101.4300	142.51	110,873	1956	1990	0	0	0	43.00	57.00

1 OFFICE – 0% - 0 Heated Area: 760 HX Base Yr



BLD DATE	12/02/2024	KWA	LGL DATE
XF DATE	12/02/2024	KWA	LAND DATE
INC DATE			AG DATE

474471 SR 200, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	125,795
TOTAL MARKET OB/XF VALUE	42,870
TOTAL LAND VALUE - MARKET	304,980
TOTAL MARKET VALUE	473,645
SOH/AGL Deduction	183,208
ASSESSED VALUE	290,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,437
TOTAL JUST VALUE	473,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016934	REMODEL-SF TO COM	1,000	12/07/2021
21007808	STORAGE BLDG	92,304	06/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/1859	1/11/2019	WD	Q	I	01	225,000
GRANTOR: LORENZO SOL LIVING TR						
GRANTEE: DELGAUDIO GREGORY J						
1782/1298	2/28/2012	WD	U	I	30	100
GRANTOR: LORENZO SOL						
GRANTEE: LORENZO SOL TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S22 E12 FOP=[YR=1993] S6 E10 N6W10$ E16 N10 E12 N12$.

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	0803	ASPHALT C	0	0	0	0	9,922.00	SF	2.00	2.00	100	2021	2021	3	86	17,066	
2	0812	CONCRETE C	0	0	0	0	4,297.00	SF	4.00	4.00	100	2021	2021	3	99	17,016	
3	0400	CONC CURB	0	0	0	0	32.00	LF	15.00	15.00	100	2021	2021	3	99	475	
4	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2021	2021	3	99	25	
6	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2021	2021	3	90	5,184	
7	0819	CONC 12"	2	0	33	10	330.00	SF	9.50	9.50	100	2021	2021	3	99	3,104	

LAND DESCRIPTION

TOTAL OB/XF 42,870

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	001700	C	1STORY OFF	0		CG	0.00	0.00	30,498.00	SF		1.00	1.00	1.00	10.00	10.00	304,980							

REVIEW DATE 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 304,980 Market: 0 Agricultural: 0 Common: 304,980 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

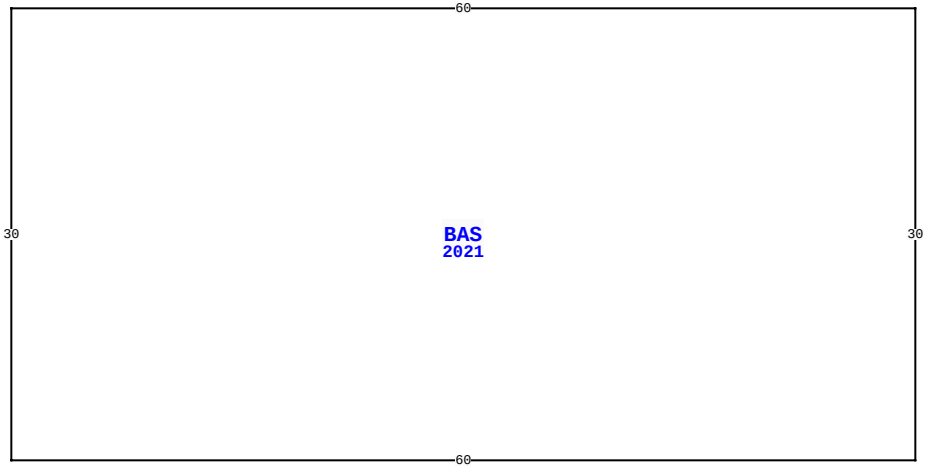
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
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	1,800	100	2021	1,800	62,597
TOTALS	1,800			1,800	62,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	1,800	84.4620	38.64	69,552	2021	2021	0	0	0	10.00	90.00

2 PREFAB MTL – 0% - 0 Heated Area: 1800 HX Base Yr



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1782/1298	2/28/2012	WD	U	I	30	100
GRANTOR: LORENZO SOL						
GRANTEE: LORENZO SOL TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S30 E60 N30$.

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

REVIEW DATE 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 304,980 Market: 0 Agricultural: 0 Common: 304,980 PRINTED 07/30/2025 BY SYS