

IN OR 2282/205
EX R/W OR 747/748
EX 35-2 & 35-3

ISLAND GROVE LEASEHOLD LLC
96435 PINE GROVE RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0035-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 100	1721	04	4,143	139.7298	226.01	936,359	2021	2021	0	0	0	1.00	99.00	VALUATION BY STANDARD													
Roof Structur	04	WOOD TRUSS 100	1 MDL OFFICE - 0% - 0													Heated Area: 3453													
Roof Cover	11	SLATE 100														HX Base Yr													
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	13	100																											
Frame	02	WOOD FRAME 100																											
Story Height		10 100																											
RMS		18 100																											
Stories	2.	2. 100																											
Units		0 100																											
Occupancy	00	OWNER OCC 100																											
Quality	05	Quality Level 05																											
DOR CODE		1720 MEDICAL OFFICE																											
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	63	100	2021	63	14,097																								
BAS	3,390	100	2021	3,390	758,512																								
CAN	803	30	2021	241	53,923																								
DCK	100	10	2021	10	2,237																								
DCK	100	10	2021	10	2,237																								
FST	844	50	2021	422	94,422																								
STR	27	10	2021	3	671																								
STR	35	10	2021	4	895																								
TOTALS	5,362			4,143	926,995																								
EXTRA FEATURES						96425 PINE GROVE RD, FERNANDINA BEACH																							
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	7,686.00	SF	2.00	2.00	100	2021	2021	3	86	13,220													
2	0400	CONC CURB	0	0	0	0	342.00	LF	15.00	15.00	100	2021	2021	3	99	5,079													
3	0812	CONCRETE C	0	0	0	0	1,792.00	SF	4.00	4.00	100	2021	2021	3	99	7,096													
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2021	2021	3	99	50													
5	0810	CONCRETE A	0	0	52	1	52.00	SF	6.50	6.50	100	2021	2021	3	99	335													
6	0810	CONCRETE A	0	0	0	0	130.00	SF	6.50	6.50	100	2021	2021	3	99	837													
7	0972	ST LGHT UN	0	0	0	0	7.00	UT	1,897.50	1,897.50	100	2021	2021	3	96	12,751													
8	0819	CONC 12"	0	0	0	0	21.00	SF	9.50	9.50	100	2021	2021	3	99	198													
9	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	100	2021	2021	3	90	504													
LAND DESCRIPTION						TOTAL OB/XF												40,070											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001910	C	MEDICAL OF	0	0004	CG	0.00	0.00	39,434.00	SF		1.00	1.00	1.00	12.00	12.00	473,208												
REVIEW DATE 11/04/2021 BY KK Total Acres: 0.00 Total Land Value: 473,208 Market: 0 Agricultural: 0 Common: 473,208 PRINTED 07/30/2025 BY SYS																													