IN OR 487 PG 1218
PAR 37 37-1 37-2 INC
FPL ESMT IN OR 1241/340

DAVE TURNER INC
474390 E.STATE RROAD 200
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0037-0000

BUILDING CHARACTERISTICS

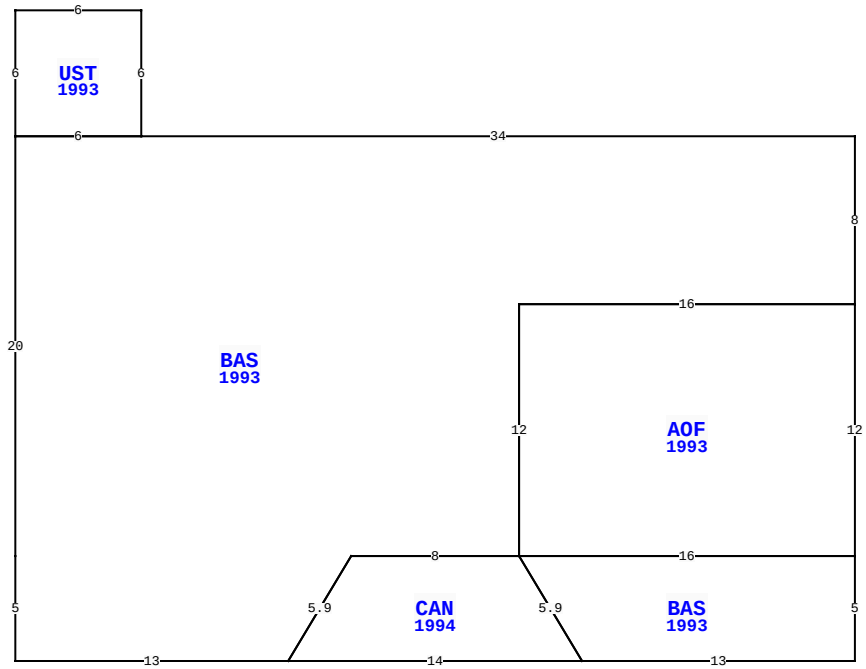
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
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	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	192	100	1993	192	9,024
BAS	73	100	1993	73	3,431
BAS	681	100	1993	681	32,007
CAN	55	30	1994	16	752
UST	36	40	1993	14	658
TOTALS	1,037			976	45,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	976	109.6200	94.00	91,744	1973	1985	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 946 HX Base Yr



BLD DATE	12/02/2024	KWA	LGL DATE
XF DATE	12/02/2024	KWA	LAND DATE 04/25/2025 DC
INC DATE			AG DATE

474390 EAST SR 200, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,032,371
TOTAL MARKET OB/XF VALUE	60,372
TOTAL LAND VALUE - MARKET	1,074,744
TOTAL MARKET VALUE	2,167,487
SOH/AGL Deduction	852,062
ASSESSED VALUE	1,315,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,315,425
TOTAL JUST VALUE	2,167,487
NCON VALUE	0
INCOME VALUE	14,645,644
PREVIOUS YEAR MKT VALUE	1,993,967

DAVE TURNER PLUMBING & DEER WALK PLAZA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240007074	FLAT SIGN FLUSH M	745	06/14/2024
M1419756	THE SAVORY MARKET	0	06/01/2014
M1419346	H/AC	0	03/01/2014
E1326315	RE-ROOF	0	06/01/2013
R13056	RE-ROOF	20,000	08/01/2012
B02113	REMODEL	1,200	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0487/1218	4/01/1986	WD	U	I		109,000
GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W34 W6 S20 S5 E13 U5R3 E8 N12 E16 N8 $
AOF=[YR=1993;ORIG=0,20] N12 W16 S12 E16 $
BAS=[YR=1993;ORIG=-13,25] E13 N5 W16 D5R3 $
CAN=[YR=1994;ORIG=-27,25] E14 U5L3 W8 D5L3 $
UST=[YR=1993;ORIG=-34,0] N6 W6 S6 E6 $
.

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	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1985	1985	3	44	286	
2	0430	CL FNC 6B	0	0	0	0	250.00	LF	9.70	9.70	100	1989	1989	3	25	606	
4	0803	ASPHALT C	0	0	0	0	33,500.00	SF	2.00	2.00	100	2005	2005	3	54	36,180	
5	0402	CONC BUMPE	0	0	0	0	40.00	UT	25.00	25.00	100	2005	2005	3	88	880	
6	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2005	2005	3	64	4,858	
8	0475	VF 4 SBPL	0	0	0	0	20.00	LF	14.00	14.00	100	2005	2005	3	64	179	
9	0469	VF LATTIC	0	0	0	0	20.00	SF	5.50	5.50	100	2005	2005	3	64	70	
11	0940	SHEDS/PORT	0	0	20	12	240.00	SF	19.50	19.50	100	2007	2007	3	27	1,264	
12	0810	CONCRETE A	0	0	0	0	230.00	SF	6.50	6.50	100	2007	2007	3	87	1,301	
13	0819	CONC 12"	0	0	75	6	450.00	SF	9.50	9.50	100	2007	2007	3	87	3,719	

TOTAL OB/XF 49,343

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	89,562.00	SF		1.00	1.00	1.00	12.00	12.00	1,074,744							

REVIEW DATE 12/02/2024 BY KWA Total Acres: 0.00 Total Land Value: 1,074,744 Market: 0 Agricultural: 0 Common: 1,074,744 PRINTED 07/30/2025 BY SYS

IN OR 487 PG 1218
PAR 37 37-1 37-2 INC
FPL ESMT IN OR 1241/340

DAVE TURNER INC
474390 E.STATE RROAD 200
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

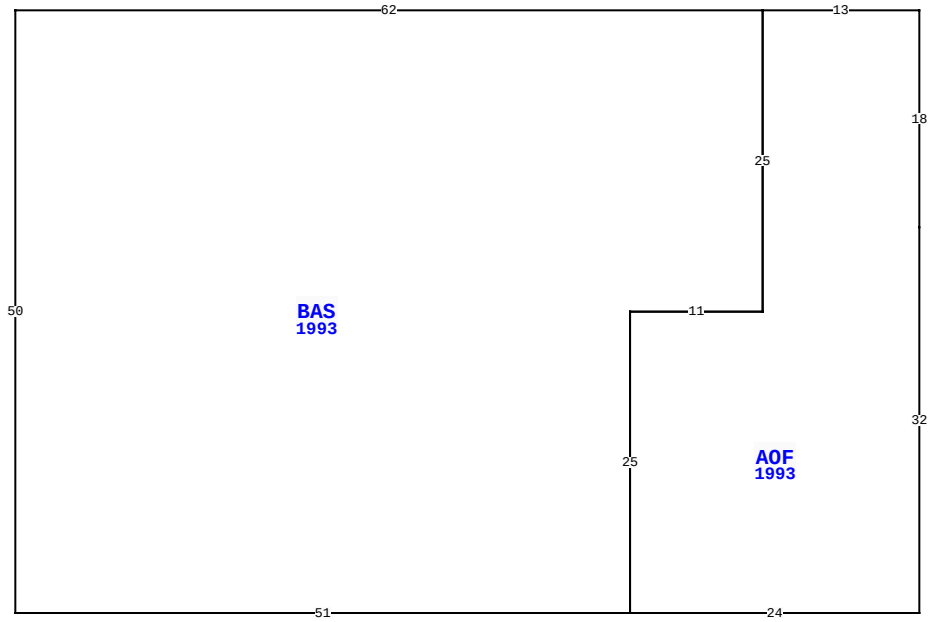
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 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	925	185	1993	1,711	29,669
BAS	2,825	100	1993	2,825	48,986
TOTALS	3,750			4,536	78,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	4,536	75.8080	34.68	157,308	1991	1991	0	0	0	50.00	50.00

2 PREFAB MTL – 0% - 0 Heated Area: 3750 HX Base Yr



BLD DATE	12/02/2024	KWA	LGL DATE	
XF DATE	12/02/2024	KWA	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

474390 EAST SR 200, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,032,371
TOTAL MARKET OB/XF VALUE	60,372
TOTAL LAND VALUE - MARKET	1,074,744
TOTAL MARKET VALUE	2,167,487
SOH/AGL Deduction	852,062
ASSESSED VALUE	1,315,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,315,425
TOTAL JUST VALUE	2,167,487
NCON VALUE	0
INCOME VALUE	14,645,644
PREVIOUS YEAR MKT VALUE	1,993,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-1326	ADDITION	1,310	10/01/1994
7289	NEW CONSTR	70,100	06/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0487/1218	4/01/1986	WD	U	I		109,000
GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-13,0] W62 S50 E51 N25 E11 N25 $
AOF=[YR=1993;ORIG=0,0] W13 S25 W11 S25 E24 N32 N18 $
.

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
14	0479	VF PICKET	0	0	0	0	16.00	LF	10.00	10.00	100	2007	2007	3	69	110	
15	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2007	2007	3	69	414	
16	0424	CL FNC 6'	0	0	0	0	505.00	LF	20.00	20.00	100	2007	2007	3	69	6,969	
17	0858	SCULP CONC	0	0	10	10	100.00	SF	13.00	13.00	100	1985	1985	3	80	1,040	
18	0858	SCULP CONC	0	0	10	20	200.00	SF	13.00	13.00	100	2007	2007	3	96	2,496	

LAND DESCRIPTION

TOTAL OB/XF 11,029

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 12/02/2024 BY KWA Total Acres: 0.00 Total Land Value: 1,074,744 Market: 0 Agricultural: 0 Common: 1,074,744 PRINTED 07/30/2025 BY SYS

IN OR 487 PG 1218
PAR 37 37-1 37-2 INC
FPL ESMT IN OR 1241/340

DAVE TURNER INC
474390 E.STATE RROAD 200
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

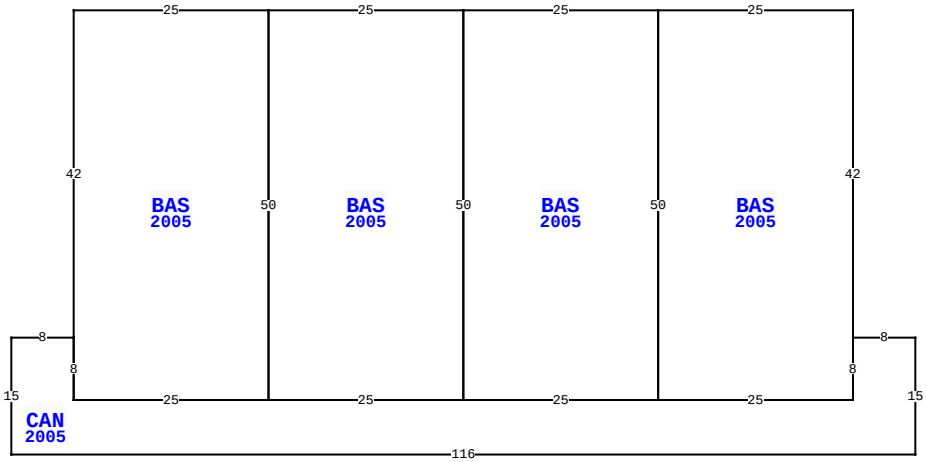
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	05	STEEL 100
Story Height		14 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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
BAS	1,250	100	2005	1,250	110,620
BAS	1,250	100	2005	1,250	110,620
BAS	1,250	100	2005	1,250	110,620
BAS	1,250	100	2005	1,250	110,620
CAN	940	30	2005	282	24,956
TOTALS	5,940			5,282	467,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	5,282	111.0627	116.06	613,029	2005	2005	0	0	0	23.75	76.25

3 NBHD SHOP – 0% - 0 Heated Area: 5000 HX Base Yr



474390 EAST SR 200, FERNANDINA BEACH

BLD DATE	12/02/2024	KWA	LGL DATE	
XF DATE	12/02/2024	KWA	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,032,371
TOTAL MARKET OB/XF VALUE	60,372
TOTAL LAND VALUE - MARKET	1,074,744
TOTAL MARKET VALUE	2,167,487
SOH/AGL Deduction	852,062
ASSESSED VALUE	1,315,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,315,425
TOTAL JUST VALUE	2,167,487
NCON VALUE	0
INCOME VALUE	14,645,644
PREVIOUS YEAR MKT VALUE	1,993,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0487/1218	4/01/1986	WD	U	I		109,000
GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;LABEL=474380;ORIG=-75,0] N50 W25 S42 S8 E25 $
BAS=[YR=2005;LABEL=474378;ORIG=-75,-50] E25 S50 W25 N50 $
BAS=[YR=2005;LABEL=474376;ORIG=-50,-50] E25 S50 W25 N50 $
BAS=[YR=2005;LABEL=474374;ORIG=-25,-50] E25 S42 S8 W25 N50 $
CAN=[YR=2005;ORIG=-100,-8] W8 S15 E116 N15 W8 S8 W25 W25 W25 W25 N8 $
.

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 12/02/2024 BY KWA Total Acres: 0.00 Total Land Value: 1,074,744 Market: 0 Agricultural: 0 Common: 1,074,744 PRINTED 07/30/2025 BY SYS

IN OR 487 PG 1218
PAR 37 37-1 37-2 INC
FPL ESMT IN OR 1241/340

DAVE TURNER INC
474390 E.STATE RROAD 200
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0037-0000

BUILDING CHARACTERISTICS

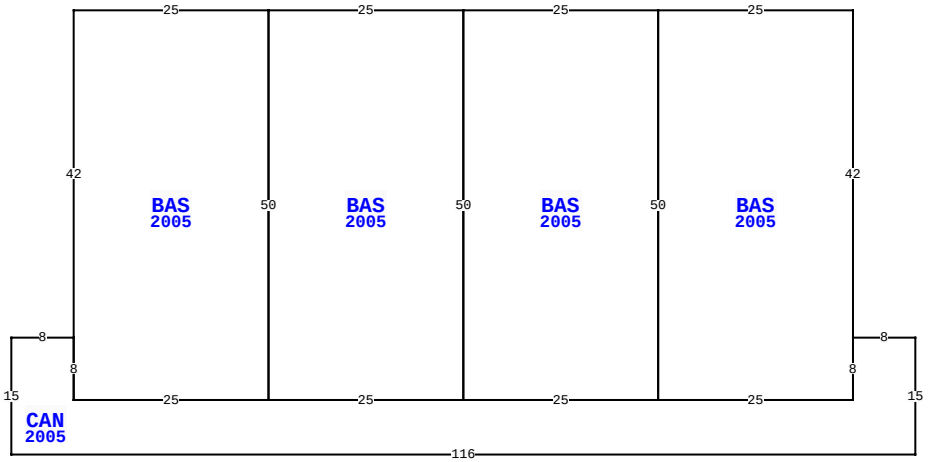
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		14 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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
BAS	1,250	100	2005	1,250	104,225
BAS	1,250	100	2005	1,250	104,225
BAS	1,250	100	2005	1,250	104,225
BAS	1,250	100	2005	1,250	104,225
CAN	940	30	2005	282	23,513
TOTALS	5,940			5,282	440,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	5,282	104.6367	109.35	577,587	2005	2005	0	0	0	23.75	76.25

4 NBHD SHOP – 0% - 0 Heated Area: 5000 HX Base Yr



474390 EAST SR 200, FERNANDINA BEACH

BLD DATE	12/02/2024	KWA	LGL DATE		
XF DATE	12/02/2024	KWA	LAND DATE	04/25/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,032,371
TOTAL MARKET OB/XF VALUE	60,372
TOTAL LAND VALUE - MARKET	1,074,744
TOTAL MARKET VALUE	2,167,487
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,315,425
TOTAL JUST VALUE	2,167,487
NCON VALUE	0
INCOME VALUE	14,645,644
PREVIOUS YEAR MKT VALUE	1,993,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0487/1218	4/01/1986	WD	U	I		109,000
GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2005;LABEL=474388;ORIG=-75,0] N50 W25 S42 S8 E25 $
BAS=[YR=2005;LABEL=474386;ORIG=-75,-50] E25 S50 W25 N50 $
BAS=[YR=2005;LABEL=474384;ORIG=-50,-50] E25 S50 W25 N50 $
BAS=[YR=2005;LABEL=474382;ORIG=-25,-50] E25 S42 S8 W25 N50 $
CAN=[YR=2005;ORIG=-100,-8] W8 S15 E116 N15 W8 S8 W25 W25 W25 W25 N8 $
.

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 12/02/2024 BY KWA Total Acres: 0.00 Total Land Value: 1,074,744 Market: 0 Agricultural: 0 Common: 1,074,744 PRINTED 07/30/2025 BY SYS