PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2582/164
(EX OR 2254/334)

DG WATERBURY LLC
3685 MERRICK ROAD
SEAFORD, NY 11783

2025

44-2N-28-0000-0029-0070

BUILDING CHARACTERISTICS

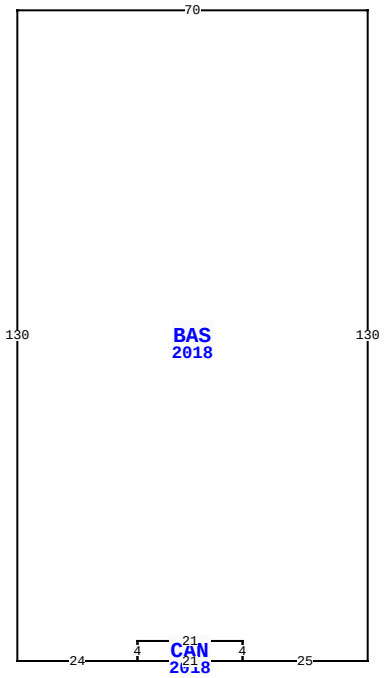
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,016	100	2018	9,016	1,142,427
CAN	84	30	2018	25	3,168
TOTALS	9,100			9,041	1,145,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	9,041	93.6421	130.63	1,181,026	2018	2018	0	0	0	3.00	97.00

1 RETAILSTOR – 0% - 2023 Heated Area: 9016 HX Base Yr



BLD DATE	04/08/2025 KW	LGL DATE	
XF DATE	04/08/2025 KW	LAND DATE	04/24/2025 DC
INC DATE		AG DATE	

941300 OLD NASSAUVILLE RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,145,595
TOTAL MARKET OB/XF VALUE	55,683
TOTAL LAND VALUE - MARKET	190,260
TOTAL MARKET VALUE	1,391,538
SOH/AGL Deduction	0
ASSESSED VALUE	1,391,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,391,538
TOTAL JUST VALUE	1,391,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,387,818

DOLLAR GENERAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004570	NEW CONSTR	1,552,096	07/19/2018
18004537	FOUNDATION	1,192,555	06/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0164	8/01/2022	SW	Q	I	01	1,947,500
GRANTOR: FERNANDINA BEACH DG I						
GRANTEE: DG WATERBURY LLC						
2258/1572	2/27/2019	SW	Q	I	01	1,604,600
GRANTOR: CONCEPT DEVELOPMENT I						
GRANTEE: FERNANDINA BEACH DG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W70 S130 E24 CAN=[YR=2018] E21 N4 W21 S4$ N4 E21 S4 E25 N130$.

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	18,180.00	SF	2.00	2.00	100	2018	2018	3	80	29,088	
2	0400	CONC CURB	0	0	0	0	267.00	LF	15.00	15.00	100	2018	2018	3	98	3,925	
3	0812	CONCRETE C	0	0	0	0	1,183.00	SF	4.00	4.00	100	2018	2018	3	97	4,590	
4	0811	CONCRETE B	0	0	0	0	587.00	SF	5.20	5.20	100	2018	2018	3	97	2,961	
6	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2018	2018	3	98	245	
7	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2018	2018	3	100	400	
8	0446	BOX FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	100	2018	2018	3	78	608	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
12	1123	CB 8"	0	0	0	0	252.00	SF	6.15	6.15	100	2018	2018	3	97	1,503	
13	0463	FENCE GATE	0	0	0	0	2.00	UT	450.00	450.00	100	2018	2018	3	92	828	

TOTAL OB/XF 44,424

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	001100	C	STORE 1FLR	0		CN	0.00	0.00	63,420.00	SF		1.00	1.00	1.00	3.00	3.00	190,260							

REVIEW DATE 04/08/2025 BY KW Total Acres: 1.44 Total Land Value: 190,260 Market: 0 Agricultural: 0 Common: 190,260 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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	0810	CONCRETE A	0	0	17	12	204.00	SF	6.50	6.50	100	2018	2018	3	97	1,286	
15	0810	CONCRETE A	0	0	15	5	75.00	SF	6.50	6.50	100	2018	2018	3	97	473	
16	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	100	2018	2018	3	97	567	
17	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2018	2018	3	92	6,983	
18	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2018	2018	3	78	1,950	

LAND DESCRIPTION

TOTAL OB/XF 11,259

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

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