

NASSAU TRUST LLC
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

46-2N-28-0000-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3																	
Exterior Wall	14	WD SHINGLE 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Roof Structure	04	WOOD TRUSS 100								1701	04	2,767	80.4492	113.03	312,754	1984	1984	0	0	0	59.00	41.00															
Roof Cover	12	MODULAR MT 100								3 OFFICE - 0% - 0														Heated Area: 2400													
Interior Wall	05	DRYWALL 100																						HX Base Yr													
Interior Floor	03	CONC FINSH 50																																			
Interior Floor	14	CARPET 50																																			
Ceiling	02	F.NOT SUS 100																																			
Air Condition	03	CENTRAL 100																																			
Heating Type	04	AIR DUCTED 100																																			
Fixtures	15	100																																			
Frame	02	WOOD FRAME 100																																			
Story Height			8 100																																		
RMS			13 100																																		
Stories	2.	2. 100																																			
Units			0 100																																		
BUD8 Adjustme	04	DIST 01 100																																			
Occupancy	00	NONE 100																																			
Quality	02	Quality Level 02																																			
DOR CODE	2100	RESTAURANTS/CAFE																																			
MAP NUM							MKT AREA						04																								
NEIGHBORHOOD/LOC	4002.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
APT	1,200	100	1993	1,200	55,611																																
BAL	260	15	1993	39	1,807																																
BAL	198	15	1994	30	1,390																																
BAS	1,200	100	1993	1,200	55,611																																
CAN	598	30	1994	179	8,295																																
FST	220	50	2007	110	5,098																																
STR	30	10	1993	3	139																																
STR	57	10	1993	6	278																																
TOTALS	3,763			2,767	128,229																																
EXTRA FEATURES					96106 WADES PL, FERNANDINA BEACH										BLD DATE					LGL DATE					04/25/2025					DC							
															XF DATE					LAND DATE																	
															INC DATE					AG DATE																	
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																				
11	0143	BAR TOP G	0	0	29	0	29.00	LF	315.00	315.00	100	1981	1981	3	20	1,827																					
12	0803	ASPHALT C	0	0	0	0	3,388.00	SF	0.20	0.20	100	1999	1999	3	50	339																					
13	0310	AL GANG WY	0	0	24	0	24.00	LF	115.00	115.00	100	1999	1999	3	20	552																					
14	0317	CK PLNG W	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	1,000																					
15	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1999	1999	3	100	3,000																					
16	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	48	648																					
17	0825	BRICK	0	0	0	0	1,048.00	SF	6.25	6.25	100	1990	1990	3	85	5,568																					
18	0940	SHEDS/PORT	0	0	20	8	160.00	SF	30.00	30.00	100	2000	2000	3	20	960																					
19	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160																					
20	0855	CONC PAVER	0	0	0	0	721.00	SF	10.00	10.00	100	2010	2010	3	90	6,489																					
LAND DESCRIPTION										TOTAL OB/XF										20,543																	
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													

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