

LOTS 22
IN OR 2011/1323
EX ESMT IN OR 455/160 & 161

WIRELESS ONE MANAGEMENT LLC
1551 JENNINGS MILL RD #1100A
WATKINSVILLE, GA 30677

2026

00-00-30-0120-0022-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 70			
Exterior Wall	28	GLASS THRM 30			
Roof Structure	01	FLAT 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	5	100			
Frame	03	MASONRY 100			
Story Height		14 100			
RMS		3 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	05	DIST 1A 100			
Occupancy	00	OWNER OCC 100			
Quality	04	Quality Level 04			
DOR CODE	1100	STORES, 1 STORY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		2004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	2017	1,888	262,286
CAN	216	30	1993	65	9,030
PTO	300	5	1993	15	2,084
PTO	456	5	1993	23	3,195
TOTALS				1,991	276,595

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	1,991	125.1558	185.23	368,793	1985	2000	0	0	0	25.00	75.00	
1 RETAILSTOR 0% - 0 Heated Area: 1888 HX Base Yr													
1845 S 8TH ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/07/2026 DC													

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
1	0812	CONCRETE C	0	0	0	4,960.00	UT	4.00	4.00	100	1985	1985	3
2	0810	CONCRETE A	0	0	25	125.00	SF	6.50	6.50	100	2017	2017	3
3	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	2017	2017	3
TOTAL OB/XF 9,307													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	001100	C	STORE 1FLR	0	0003	CI	100.00	103.00	12,251.00	SF		1.00	1.00
TOTAL ADJ 20.00													
ADJ UNIT PRICE 20.00													
LAND VALUE 245,020													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				276,595			
TOTAL MARKET OB/XF VALUE				9,307			
TOTAL LAND VALUE - MARKET				245,020			
TOTAL MARKET VALUE				530,922			
SOH/AGL Deduction				147,657			
ASSESSED VALUE				383,265			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				383,265			
TOTAL JUST VALUE				530,922			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				461,339			