LOTS 7 & 8 OF BUENA VISTA
PBK 5/19 & LOTS 28 & 29 OF
MARLIN PARK SUB PBK 3/14

SEGOVIA VENTURES LLC/PAM LLC
3733 W UNIVERSITY BLVD STE 204
JACKSONVILLE, FL 32217

2026

00-00-30-0150-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

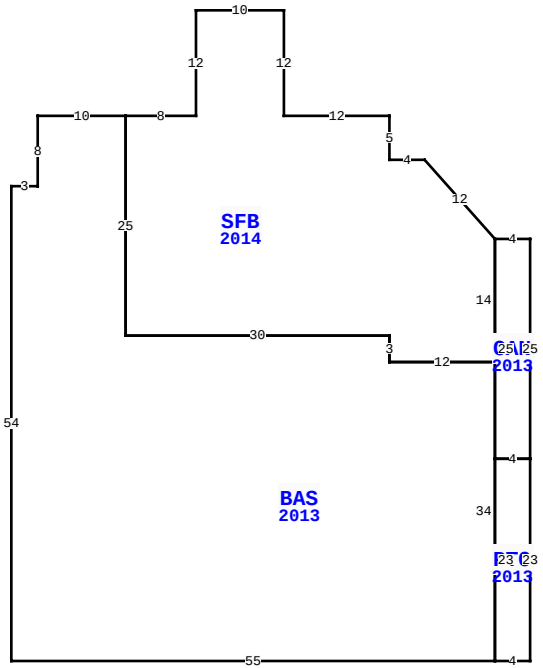
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2013	2,300	135,160
CAN	100	30	2013	30	1,763
PTO	92	5	2013	5	294
SFB	1,110	80	2014	888	52,184
TOTALS	3,602			3,223	189,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	3,223	96.0336	143.33	461,953	1974	1985	0	0	0	59.00	41.00

1 OFFICE 0% - 0 Heated Area: 3188 HX Base Yr



2440 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	189,401
TOTAL MARKET OB/XF VALUE	45,057
TOTAL LAND VALUE - MARKET	421,950
TOTAL MARKET VALUE	656,408
SOH/AGL Deduction	86,259
ASSESSED VALUE	570,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	570,149
TOTAL JUST VALUE	656,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	631,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326190	REMODEL	0	05/01/2103
B1428180	DEMOLITION	5,000	01/01/2014
B1428235	REPAIR/RRF	85,000	01/01/2014
E1427115	ELEC OTHER	0	01/01/2014
E1427132	TEMP POLE	0	01/01/2014
E1427166	ELEC OTHER	0	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1799/1910	6/18/2012	WD	U	I	30	100
GRANTOR: HELMING DONNA ETAL						
GRANTEE: SEGOVIA VENTURES LL						
1799/1910	6/18/2012	WD	U	I	30	100
GRANTOR: HELMING DONNA ETAL						
GRANTEE: SEGOVIA VENTURES LL						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2013] W4 SFB=[YR=2014] U9 L8 W4 N5 W12 N12 W10 S12 W8 BAS=[YR=2013] W10 S8 W3 S54 E55 PTO=[YR=2013] E4 N23 W4 S23$ N34 W12 N3 W30 N25$ S25 E30 S3 E12 N14$ S25 E4 N25$.

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	14,739.00	SF	2.00	2.00	100	1990	1990	3	50	14,739	
2	0402	CONC BUMPE	0	0	0	0	29.00	UT	25.00	25.00	100	1990	1990	3	64	464	
3	0400	CONC CURB	0	0	0	0	811.00	LF	15.00	15.00	100	1997	1997	3	77	9,367	
4	0810	CONCRETE A	0	0	0	0	284.00	SF	6.50	6.50	100	1997	1997	3	70	1,292	
5	0810	CONCRETE A	0	0	15	12	180.00	SF	6.50	6.50	100	1974	1974	3	23	269	
6	0443	STK FNC 6'	0	0	0	0	263.00	LF	10.00	10.00	100	1997	1997	3	20	526	
7	1123	CB 8"	0	0	100	3	300.00	SF	6.15	6.15	100	1997	1997	3	70	1,292	
8	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2013	2013	3	81	8,197	
9	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2013	2013	3	81	1,620	
10	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2013	2013	3	50	400	

TOTAL OB/XF 38,166

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	001700	C	1STORY OFF	0	0004	CG	164.00	112.00	28,130.00	SF		1.00	1.00	1.00	15.00	15.00	421,950							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 421,950 Market: 0 Agricultural: 0 Common: 421,950 PRINTED 07/09/2026 BY SYS

LOTS 7 & 8 OF BUENA VISTA
PBK 5/19 & LOTS 28 & 29 OF
MARLIN PARK SUB PBK 3/14

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 DC
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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE	570,149
TOTAL JUST VALUE	656,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	631,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1419173	H/AC	0	01/01/2014
B1326907	CO ISSUED	0	06/18/2013
B1326907	ENTERPRISE RENTAC	125,000	02/01/2013
E974043	NEW CONSTR	10,000	09/01/1997
M972565	H/AC	0	09/01/1997
B9704189	ADDITION	250,000	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1799/1910	6/18/2012	WD	U	I	30	100
GRANTOR: HELMING DONNA ETAL						
GRANTEE: SEGOVIA VENTURES LL						
1799/1910	6/18/2012	WD	U	I	30	100
GRANTOR: HELMING DONNA ETAL						
GRANTEE: SEGOVIA VENTURES LL						

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
11	1126	CB/STC 8"	0	0	30	6	180.00	SF	8.00	8.00	100	2013	2013	3	92	1,325	
12	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	81	486	
13	0810	CONCRETE A	0	0	9	9	81.00	SF	6.50	6.50	100	2013	2013	3	92	484	
14	0810	CONCRETE A	0	0	20	17	340.00	SF	6.50	6.50	100	1974	1974	3	23	508	
15	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2013	2013	3	50	2,000	
16	1123	CB 8"	0	0	21	10	210.00	SF	6.15	6.15	100	2013	2013	3	92	1,188	
17	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	2013	2013	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 6,891

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 421,950 Market: 0 Agricultural: 0 Common: 421,950 PRINTED 07/09/2026 BY SYS