



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		14 100
RMS		11 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE

MAP NUM		MKT AREA	02
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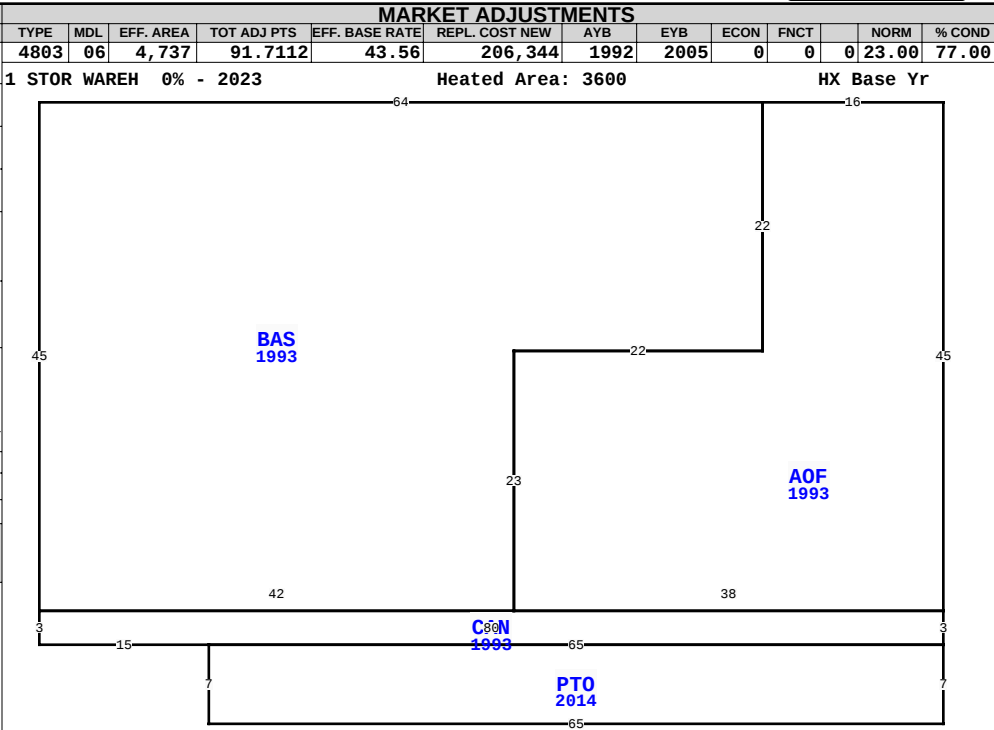
NEIGHBORHOOD/LOC	2002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,226	185	1993	2,268	76,071
BAS	2,374	100	1993	2,374	79,626
CAN	240	30	1993	72	2,415
PTO	455	5	2014	23	772

TOTALS	4,295			4,737	158,885
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	11,313.00	SF	4.00
2	0430	CL FNC 6B	0	0	0	0	365.00	LF	9.70
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00
4	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00
7	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00
8	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00
9	0441	STK FNC 4'	0	0	0	0	7.00	LF	6.50
10	0966	FIRE SPRNK	0	0	0	0	3,600.00	SF	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004800	C	WAREHOUSE	0	0006	CI	100.00	172.00	26,832.00



TOTALS									
4,295				4,737	158,885				

1410 E OAK ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
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
1	0812	CONCRETE C	0	0	0	0	11,313.00	SF	4.00	4.00	100	1992	1992	3	59.5	26,925	
2	0430	CL FNC 6B	0	0	0	0	365.00	LF	9.70	9.70	100	1992	1992	3	27	956	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1992	1992	3	27	81	
4	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1992	1992	3	27	203	
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2000	2000	3	81	122	
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1992	1992	3	20	80	
7	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	1992	1992	3	20	360	
8	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	2009	2009	3	31	50	
9	0441	STK FNC 4'	0	0	0	0	7.00	LF	6.50	6.50	100	2009	2009	3	31	14	
10	0966	FIRE SPRNK	0	0	0	0	3,600.00	SF	3.00	3.00	100	1992	1992	3	60	6,480	

TOTAL OB/XF									
35,271									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		158,885	
TOTAL MARKET OB/XF VALUE		35,775	
TOTAL LAND VALUE - MARKET		429,312	
TOTAL MARKET VALUE		623,972	
SOH/AGL Deduction		46,014	
ASSESSED VALUE		577,958	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		577,958	
TOTAL JUST VALUE		623,972	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		603,656	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14543	OTHER	0	12/01/2010
B24082	REMODEL	10,000	11/01/2010
C0922727	C0 ISSUED	0	08/01/2009
P13897	OTHER	0	08/01/2009
B22727	DEMOLITION	30,000	08/01/2009
7905	NEW CONSTR	21,200	03/09/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2578/1960	7/15/2022	SW	Q	I	05	600,000	
GRANTOR: TRIGGER LLC							
GRANTEE: ISLAND LIFE GRAPHIC							
2333/0810	10/18/2019	WD	U	I	11	100	
GRANTOR: SPICER WILLIAM T & SU							
GRANTEE: TRIGGER LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
AOF=[YR=1993] W16 BAS=[YR=1993] W64 S45 CAN=[YR=1993] S3 E15PTO=[YR=2014] S7E65N7 W65\$E65N3W80\$E42N23E22N22\$S22 W22S23E38N45\$.									

**ISLAND LIFE GRAPHICS INC/
1410 OAK STREET EAST
FERNANDINA BEACH, FL 32034**

00-00-30-024B-0018-0000

[illegible]