LOTS 1 & 2 EX S 95 FT & LOT 3
IN OR 2448/616
HIGHWAY EST PB3/9

FERNANDINA PLAZA LLC/
7077 BONNEVAL RD STE 400
JACKSONVILLE, FL 32216

2026

00-00-30-0290-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

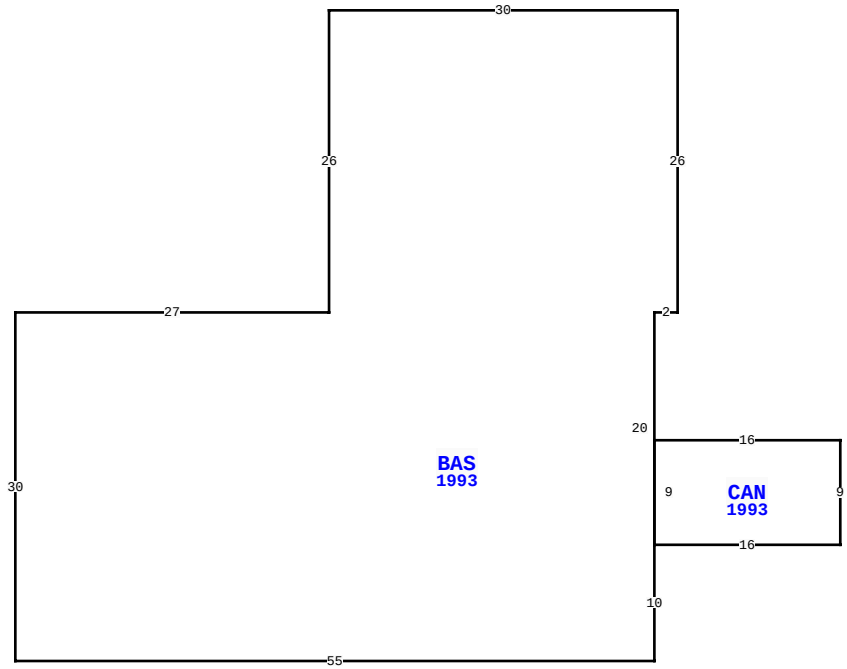
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	1993	2,430	209,497
CAN	144	30	1993	43	3,707
TOTALS	2,574			2,473	213,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1721	04	2,473	127.0815	218.26	539,757	1975	1990	0	0	15	45.50	39.50

1 MDL OFFICE 0% - 0 Heated Area: 2430 HX Base Yr



2884 S 8TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,357,978
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,697,472
SOH/AGL Deduction	0
ASSESSED VALUE	1,697,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,697,472
TOTAL JUST VALUE	1,697,472
NCON VALUE	0
INCOME VALUE	1697472
PREVIOUS YEAR MKT VALUE	1,593,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011318	BLD OUT -2898 BAI	150,000	07/25/2022
21014335	REPLACE-5 AWNINGS	7,200	10/18/2021
B006753	REPAIR/RRF	6,800	01/01/2000
R002244	REPAIR/RRF	0	01/01/2000
E995822	REMODEL	2,000	04/01/1999
B9905726	NEW CONSTR	60,000	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/0616	3/31/2021	WD	Q	I	01	1,750,000
GRANTOR: COOK MICHAEL H ET AL						
GRANTEE: FERNANDINA PLAZA LL						
2312/0239	3/05/2019	WD	U	I	11	100
GRANTOR: MICHAEL H COOK REV LV						
GRANTEE: MICHAEL H COOK LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S26 W27 S30 E55 N10 CAN=[YR=1993] E16 N9 W16 S9$ N20 E2 N26$.

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	0400	CONC CURB	0	0	0	0	582.00	LF	15.00	15.00	100	1975	1975	3	32	2,794	
2	0402	CONC BUMPE	0	0	0	0	18.00	UT	25.00	25.00	100	1975	1975	3	32	144	
3	0803	ASPHALT C	0	0	0	0	10,189.00	SF	2.00	2.00	100	1982	1982	3	50	10,189	
4	0803	ASPHALT C	0	0	0	0	7,929.00	SF	2.00	2.00	100	1991	1991	3	50	7,929	
5	0400	CONC CURB	0	0	0	0	366.00	LF	15.00	15.00	100	1991	1991	3	66	3,623	
6	0402	CONC BUMPE	0	0	0	0	24.00	UT	25.00	25.00	100	1991	1991	3	66	396	
7	0812	CONCRETE C	0	0	0	0	1,140.00	SF	4.00	4.00	100	1975	1975	3	24	1,094	
8	0810	CONCRETE A	0	0	0	0	785.00	SF	6.50	6.50	100	1999	1999	3	73	3,725	
9	0649	LIGHTS-GD	0	0	0	0	7.00	SF	225.00	225.00	100	1999	1999	3	20	315	
10	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1975	1975	3	20	180	

TOTAL OB/XF 30,389

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	001910	C	MEDICAL OF	0		CG	252.00	290.00	64,019.00	SF		1.00	1.00	1.00	15.00	15.00	960,285							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 339,494 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

LOTS 1 & 2 EX S 95 FT & LOT 3
IN OR 2448/616
HIGHWAY EST PB3/9

FERNANDINA PLAZA LLC/
7077 BONNEVAL RD STE 400
JACKSONVILLE, FL 32216

2026

00-00-30-0290-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		30 100
Frame	03	MASONRY 100
Common Wall		5 100
Story Height		12 100
RMS		31 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

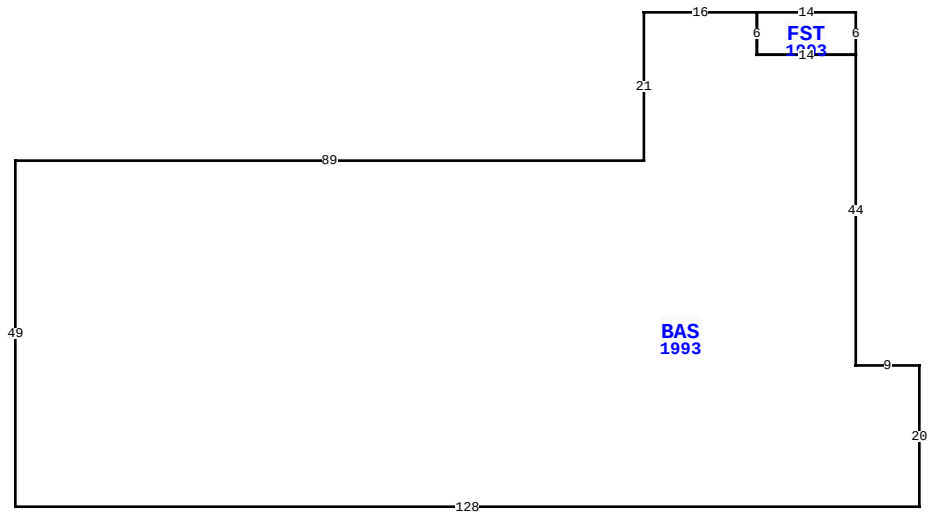
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,557	100	1993	6,557	434,461
FST	84	50	1993	42	2,783
TOTALS	6,641			6,599	437,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	6,599	105.7000	157.76	1,041,058	1991	1991	0	0	15	43.00	42.00

2 OFFICE 0% - 0 Heated Area: 6557 HX Base Yr



2884 S 8TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,357,978
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,697,472
SOH/AGL Deduction	0
ASSESSED VALUE	1,697,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,697,472
TOTAL JUST VALUE	1,697,472
NCON VALUE	0
INCOME VALUE	1697472
PREVIOUS YEAR MKT VALUE	1,593,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7163	NEW CONSTR	9,400	04/17/1991
6702	NEW CONSTR	206,500	08/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/0616	3/31/2021	WD	Q	I	01	1,750,000
GRANTOR: COOK MICHAEL H ET AL						
GRANTEE: FERNANDINA PLAZA LL						
2312/0239	3/05/2019	WD	U	I	11	100
GRANTOR: MICHAEL H COOK REV LV						
GRANTEE: MICHAEL H COOK LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W16 S21 W89 S49 E128 N20 W9 N44 W14 N6 $ S6 E14 N6$.

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	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1982	1982	3	100	800	
12	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	1991	1991	3	27	729	
13	1127	BRICK 8"	0	0	23	3	69.00	SF	11.00	11.00	100	1991	1991	3	85	645	
14	0351	CARPORT MT	0	0	40	15	600.00	SF	10.00	10.00	100	2005	2005	3	21	1,260	
15	2700	QUONSET LW	0	0	24	12	288.00	SF	12.00	12.00	100	2005	2005	3	52	1,797	
16	0430	CL FNC 6B	0	0	0	0	330.00	LF	9.70	9.70	100	1999	1999	3	42	1,344	
17	0098	AWNING MTL	0	0	0	0	41.00	SF	13.00	13.00	100	2021	2021	3	86	458	
18	0098	AWNING MTL	0	0	0	0	232.00	SF	13.00	13.00	100	2021	2021	3	86	2,594	

LAND DESCRIPTION

TOTAL OB/XF 9,627

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: 339,494 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

LOTS 1 & 2 EX S 95 FT & LOT 3
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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

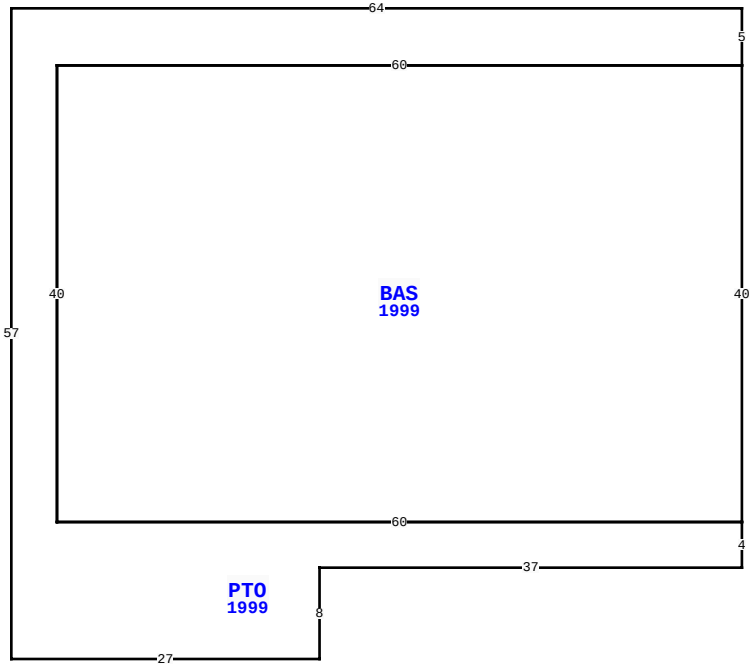
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1999	2,400	205,167
PTO	952	5	1999	48	4,104
TOTALS	3,352			2,448	209,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	2,448	98.7525	147.39	360,811	1999	1999	0	0	15	27.00	58.00

3 OFFICE 0% - 0 Heated Area: 2400 HX Base Yr



2884 S 8TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,357,978
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,697,472
SOH/AGL Deduction	0
ASSESSED VALUE	1,697,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,697,472
TOTAL JUST VALUE	1,697,472
NCON VALUE	0
INCOME VALUE	1697472
PREVIOUS YEAR MKT VALUE	1,593,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/0616	3/31/2021	WD	Q	I	01	1,750,000
GRANTOR: COOK MICHAEL H ET AL						
GRANTEE: FERNANDINA PLAZA LL						
2312/0239	3/05/2019	WD	U	I	11	100
GRANTOR: MICHAEL H COOK REV LV						
GRANTEE: MICHAEL H COOK LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] N40 PTO=[YR=1999] N5 W64 S57 E27 N8 E37N4 W60 N40 E60$ W60 S40 E60$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 339,494 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS