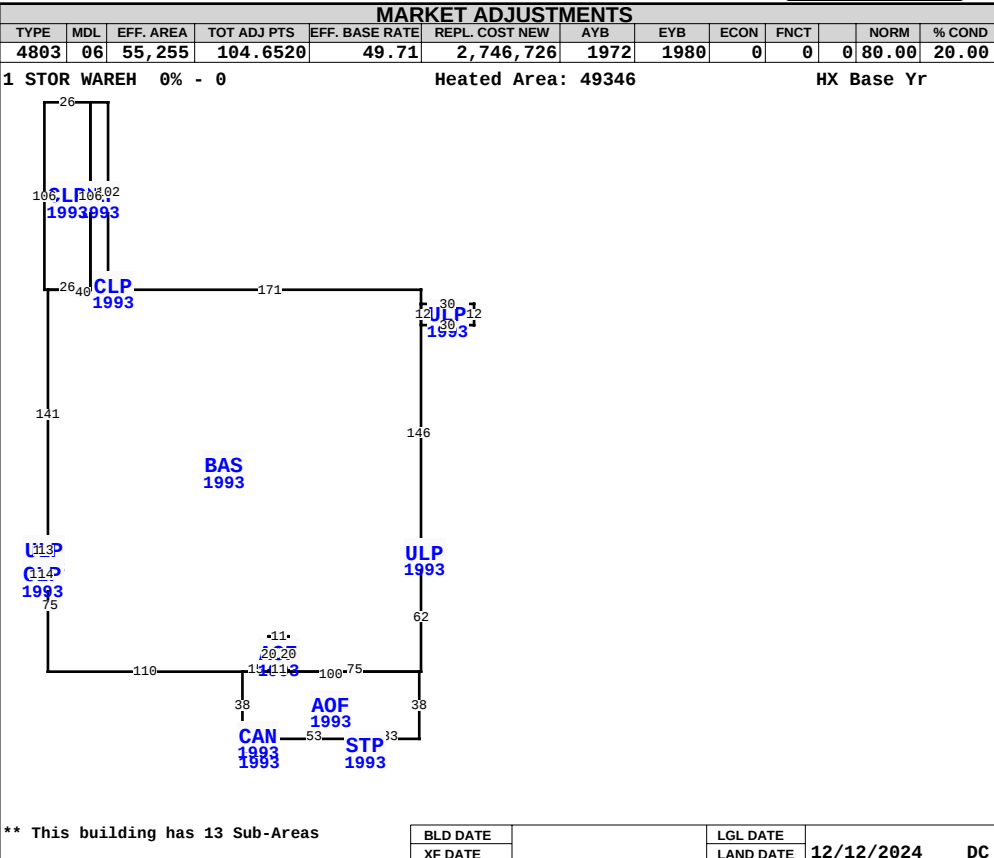




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	12	100
Frame	05	STEEL 100
Story Height	18	100
RMS	15	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	220	185	1993	407	4,046
AOF	3,770	185	1993	6,974	69,336
BAS	45,356	100	1993	45,356	450,929
CAN	30	30	1993	9	89
CLP	24	60	1993	14	139
CLP	84	60	1993	50	497
CLP	1,060	60	1993	636	6,323
CLP	2,756	60	1993	1,654	16,444
STP	40	10	1993	4	40
STP	152	10	1993	15	149
TOTALS	53,944			55,255	549,345



2345 FRIENDLY RD, FERNANDINA BEACH													AG DATE	
													INC DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
55,768.00	SF	4.00	4.00	100	1972	1972	3	21	46,845					
1.00	UT	175.00	175.00	100	2000	2000	3	45	79					
1,638.00	LF	9.70	9.70	100	1972	1972	3	20	3,178					
1.00	UT	175.00	175.00	100	2000	2000	3	45	79					
605.00	SF	5.20	5.20	100	1972	1972	3	21	661					
289.00	SF	40.00	40.00	100	1982	1982	3	32.5	3,757					
6.00	UT	2,530.00	2,530.00	100	1972	1972	3	20	3,036					
12.00	UT	25.00	25.00	100	1972	1972	3	27.8	83					
539.00	LF	15.00	15.00	100	1990	1990	3	64	5,174					
35.00	SF	6.50	6.50	100	1990	1990	3	54.5	124					

LAND DESCRIPTION										TOTAL OB/XF								63,016	
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	004800	C	WAREHOUSE	0	0006	IW	0.00	0.00	418,612.00	SF		1.00	1.00	0.50	8.00	4.00	1,674,448		

NASSAU COUNTY PROPERTY				PAGE 1 of 2	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				557,156	
TOTAL MARKET OB/XF VALUE				131,667	
TOTAL LAND VALUE - MARKET				1,674,448	
TOTAL MARKET VALUE				2,363,271	
SOH/AGL Deduction				243,197	
ASSESSED VALUE				2,120,074	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				2,120,074	
TOTAL JUST VALUE				2,363,271	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,927,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704195	ADDITION	0	08/01/1997
E973985	REMODEL	1,500	08/01/1997
B9502261	ADDITION	35,000	09/01/1995
B950386	REPAIR/RRF	35,000	09/01/1995
E941064	CHNGE SRVC	3,000	07/01/1994
7840	REMODEL	2,000	02/22/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/0522	8/14/2020	SW	Q	I	01	2,059,900
GRANTOR: NORTHEAST FL TREE FAR						
GRANTEE: WORLDWIDE TERMINALS						
2212/1599	6/20/2018	SW	Q	I	01	2,075,000
GRANTOR: NASSAU TERMINALS INC						
GRANTEE: NORTHEAST FLORIDA T						

BUILDING NOTES												
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BUILDING DIMENSIONS												
ULP=[YR=1993] W30 BAS=[YR=1993] N8 W171 CLP=[YR=1993] N4 W6 CLP=[YR=1993] N102 W10 CLP=[YR=1993] W26 S106 E26 N106 \$ S106 E10 N4 \$ S4 E6 \$ W40 S141 ULP=[YR=1993] W4 S13 CLP=[YR=1993] W2 S14 E6 N14 W4 \$ E4 N13 \$ S75 E110 AOF=[YR=1993] S38 STP=[YR=1993] S8 E19 N8 W19 \$ E4 CAN=[YR=1993] E10 N3 W10 S3 \$ N3 E10 S3 E53 STP=[YR=1993] S8 E5 N8 W5 \$ E33 N38 W100 \$ E15 AOF=[YR=1993] E11 N20 W11 S20 \$ N20 E11 S20 E75 N62 ULP=[YR=1993] E4 N10 W4 S10 \$ N146 \$ S12 E30 N12 \$.												

WORLDWIDE TERMINALS FNDNA LLC
904 W LEGACY CENTER WAY
MIDVALE, UT 84047

2026

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