

LOTS 1,2 & 1/4 INT IN TRACT B
IN OR 2561/679
(EX PT IN OR 2561/675)

CJ BASS PLUMBING INC
924 T J COURSON RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-037M-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 50
Interior Wall	05 DRYWALL 50
Interior Floor	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	20 100
Frame	05 STEEL 100
Story Height	20 100
RMS	10 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	04 Quality Level 04
DOR CODE	2500 REPAIR SERVICE

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	840	100	1996	840	58,238
AOF	1,503	100	1997	1,503	104,203
BAS	2,857	100	1996	2,857	198,076
CAN	225	30	1996	68	4,715
STR	80	10	1996	8	555
UST	56	40	1996	22	1,526
UUS	2,368	50	1996	1,184	82,087

TOTALS	7,929			6,482	449,397
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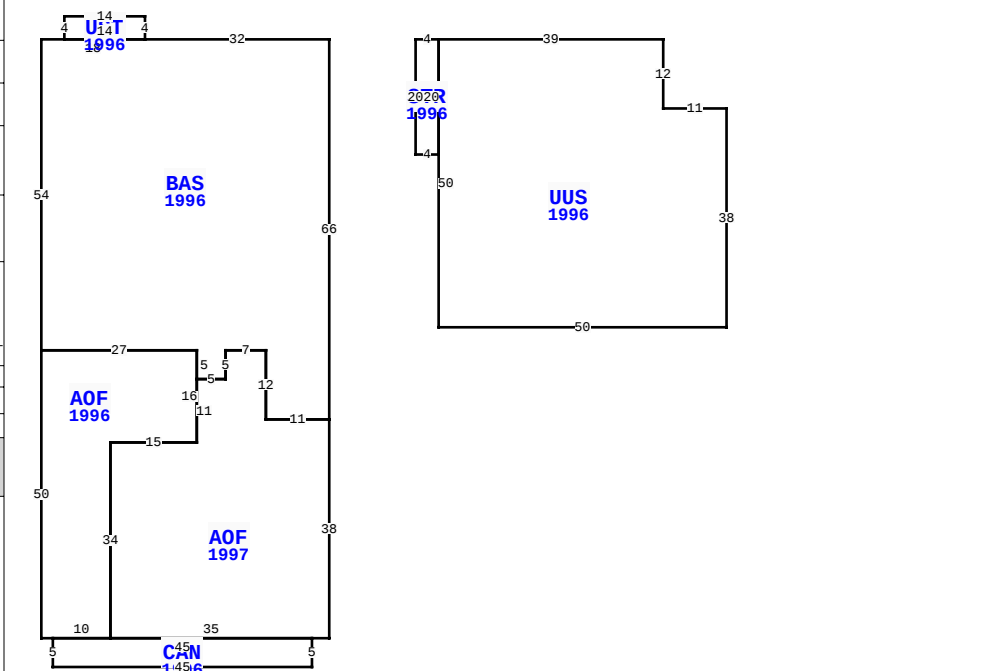
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0			15,633.00	SF	4.00				42,522	
2	0940	SHEDS/PORT	0	0	16	4			64.00	SF	30.00				384	
3	6002	EL ROLL DR	0	0	0	0			9.00	UT	900.00				1,620	
4	4950	BOLLARD	0	0	0	0			16.00	UT	100.00				1,600	
5	0940	SHEDS/PORT	0	0	0	0			300.00	SF	30.00				8,100	

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	TOT ADJ	UNIT PRICE
1	002500	C	SRVC SHOPS	0	0006	CI	0.00	0.00	41,273.00	SF		1.00	1.00	1.00	12.00

REVIEW DATE	02/01/2024	BY	KBA
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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	
2501	04	6,482	101.8631	92.44	599,196	1996	2000	0	0	0	25.00	75.00	
1 SERV SHOP 0% - 2023 Heated Area: 5200 HX Base Yr													



924 T J COURSON RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2026	DC
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															
54,226															

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		449,397	
TOTAL MARKET OB/XF VALUE		54,226	
TOTAL LAND VALUE - MARKET		495,276	
TOTAL MARKET VALUE		998,899	
SOH/AGL Deduction		40,034	
ASSESSED VALUE		958,865	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		958,865	
TOTAL JUST VALUE		998,899	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		904,452	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03087-B	NEW CONSTR	200,000	07/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2561/0679	5/03/2022	WD	Q	I	01
GRANTOR: INTERNATIONAL DRIVE S					
GRANTEE: CJ BASS PLUMBING IN					
1277/1449	12/02/2004	WD	Q	I	05
GRANTOR: FIRST COAST COMMUNITY					
GRANTEE: INTERNATIONAL DRIVE					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1996] W32 UST=[YR=1996] N4 W14 S4 E14 \$ W18 S54 AOF=[YR=1996] S50 E2 CAN=[YR=1996] S5 E45 N5 AOF=[YR=1997] E3 N38 W11 N12 W7 S5 W5 S11 W15 S34 E35\$ W45\$ E10 N34 E15 N16 W27\$ E27 S5 E5 N5 E7 S12 E11 N66\$ PTR= E15 STR=[YR=1996] E4 UUS=[YR=1996] E39 S12 E11 S38 W50 N50\$ S20 W4 N20\$ W15\$.															