

E 1/2 OF LOT 93
IN OR 2535/1877
EX R/W OR 119/230 & 93-1

D PARKER LLC/
2619 MIDWAY RD
FERNANDINA BEACH, FL 32035

2026

00-00-30-044B-0093-0000



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	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	03	CONC FTNSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	3	100
Frame	05	STEEL 100
Story Height		12 100
RMS		9 100
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

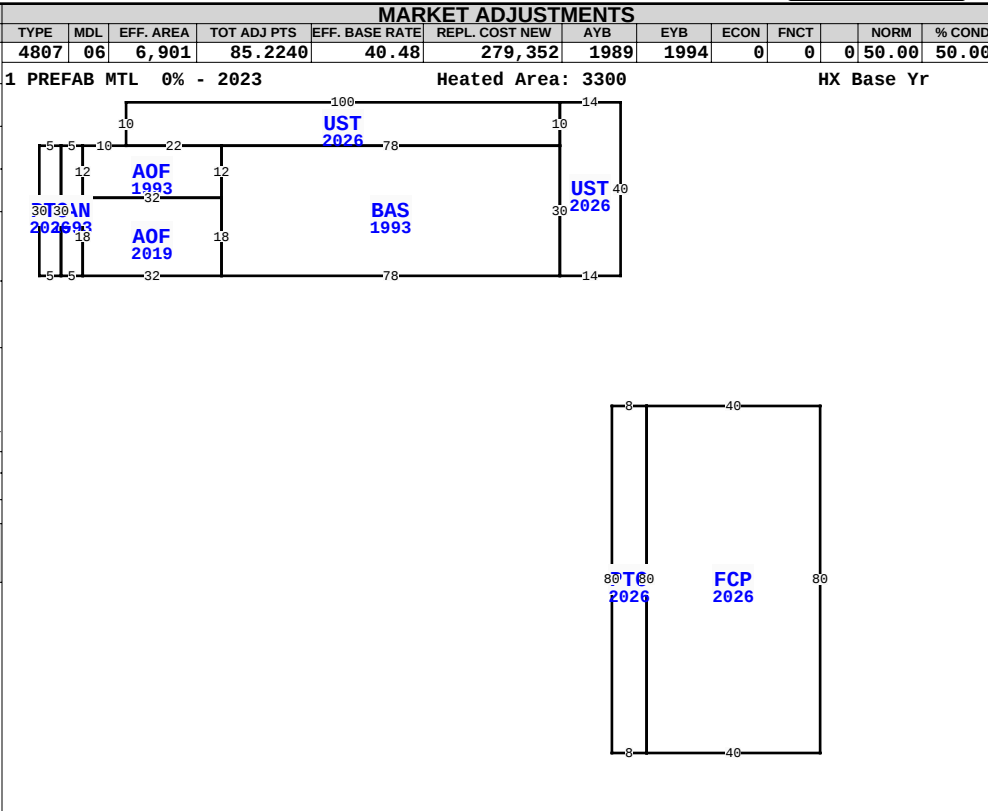
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	384	185	1993	710	14,371
AOF	576	185	2019	1,066	21,576
BAS	2,340	100	1993	2,340	47,362
CAN	150	30	1993	45	911
FCP	3,200	60	2026	1,920	38,861
PTO	150	5	2026	8	162
PTO	640	5	2026	32	648
UST	560	50	2026	280	5,667
UST	1,000	50	2026	500	10,120

TOTALS	9,000			6,901	139,676
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	3,900.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	0	0	0	252.00	SF	6.50	6.50	
3	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	
4	0424	CL FNC 6'	0	0	0	0	810.00	LF	20.00	20.00	
5	0443	STK FNC 6'	0	0	0	0	131.00	LF	5.00	5.00	
10	7100	SPRAY BTH	0	0	0	0	1.00	UT	21,875.00	21,875.00	
12	0803	ASPHALT C	0	0	0	0	11,000.00	SF	2.00	2.00	
13	0462	ST/AL FNC	0	0	210	5	1,050.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004800	C	WAREHOUSE	0	0004	CG	163.00	415.00	67,463.00	SF	1.00



TOTAL OB/XF											
49,498											

TOTAL OB/XF											
49,498											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		139,676	
TOTAL MARKET OB/XF VALUE		49,498	
TOTAL LAND VALUE - MARKET		758,959	
TOTAL MARKET VALUE		948,133	
SOH/AGL Deduction		0	
ASSESSED VALUE		948,133	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		948,133	
TOTAL JUST VALUE		948,133	
NCON VALUE		66,215	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		841,970	

DBA: PARKER CONTRACTING INC : 1/2026KW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003973	NEW COMM COVERED	103,776	04/15/2025
22007415	SHED	73,917	05/12/2022
22004208	ROOF	12,000	03/17/2022
B2005716	MECH OTHER	1,800	07/01/2020
E1904684	E002	1,500	05/07/2019
M1904685	REMODEL	1,500	05/07/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2535/1877	2/02/2022	WD	Q	I	01
920,000					
GRANTOR: O'CONNER JAMES PRATT					
GRANTEE: D PARKER LLC					
1488/1661	3/29/2007	PR	Q	I	01
100					
GRANTOR: O'CONNER JAMES MITCHE					
GRANTEE: O'CONNER JAMES PRAT					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W78 S12 S18 E78 N30 \$											
UST=[YR=2026;ORIG=-100,-10] E100 S10 W78 W22 N10 \$											
AOF=[YR=2019;ORIG=-110,30] E32 N18 W32 S18 \$											
UST=[YR=2026;ORIG=0,-10] E14 S40 W14 N30 N10 \$											
AOF=[YR=1993;ORIG=-78,0] W22 W10 S12 E32 N12 \$											
CAN=[YR=1993;ORIG=-110,0] W5 S30 E5 N18 N12 \$											
PTO=[YR=2026;ORIG=-115,0] W5 S30 E5 N30 \$											
FCP=[YR=2026;ORIG=20,60] E40 S80 W40 N80 \$											
PTO=[YR=2026;ORIG=20,60] W8 S80 E8 N80 \$											