S-1 OF LOTS 10 & 11
ESMT IN OR 948/1680
IN OR 1142/1103

JAMES URIAH BOWDEN PROPERTIES 2 LLC
3950 W ALHAMBRA DRIVE
JACKSONVILLE, FL 32207

2026

00-00-30-0760-0010-0010

BUILDING CHARACTERISTICS

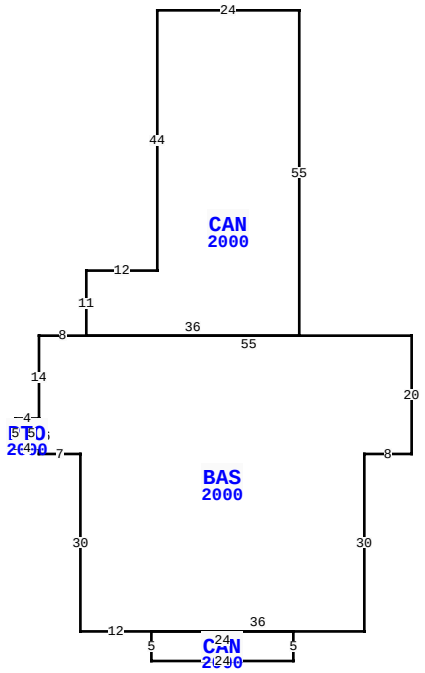
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 60
Roof Cover	11	SLATE 40
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2000	2,700	456,617
CAN	120	30	2000	36	6,089
CAN	1,452	30	2000	436	73,736
PTO	20	5	2000	1	169
TOTALS	4,292			3,173	536,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2302	04	3,173	109.4621	225.49	715,480	2000	2000	0	0	0	25.00	75.00

1 BRNCH BANK 0% - 2025 Heated Area: 2700 HX Base Yr



BLD DATE	01/24/2018	KK	LGL DATE
XF DATE	01/24/2018	KK	LAND DATE 05/07/2026 DC
INC DATE			AG DATE

4800 FIRST COAST HWY STE: 200, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	536,610
TOTAL MARKET OB/XF VALUE	120,958
TOTAL LAND VALUE - MARKET	889,290
TOTAL MARKET VALUE	1,546,858
SOH/AGL Deduction	0
ASSESSED VALUE	1,546,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,546,858
TOTAL JUST VALUE	1,546,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,428,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217661	H/AC	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2704/1340	4/05/2024	SW	U	I	11	100
GRANTOR: ADAMS MARGARET BOWDEN						
GRANTEE: JAMES URIAH BOWDEN						
1142/1103	6/04/2003	WD	U	I	12	1,090,000
GRANTOR: HARDWICK INVESTMENTS						
GRANTEE: ADAMS MARGARET BOWD						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2000] W24 S44 W12 S11 BAS=[YR=2000] W8 S14
PTO=[YR=2000] W4 S5 E4 N5 $ S6 E7 S30 E12 CAN=[YR=2000] S5
E24 N5 W24$ E36N30E8N20 W55 $ E36 N55 $.

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	0803	ASPHALT C	0	0	0	0	16,517.00	SF	2.00	2.00	100	2000	2000	3	50	16,517	
2	0810	CONCRETE A	0	0	0	0	319.00	SF	6.50	6.50	100	2000	2000	3	75	1,555	
3	0400	CONC CURB	0	0	0	0	855.00	LF	15.00	15.00	100	2000	2000	3	81	10,388	
4	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2000	2000	3	81	142	
5	0812	CONCRETE C	0	0	0	0	1,028.00	SF	4.00	4.00	100	2000	2000	3	75	3,084	
6	0972	ST LGHT UN	0	0	0	0	13.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	14,801	
7	4950	BOLLARD	0	0	0	0	38.00	UT	100.00	100.00	100	2000	2000	3	100	3,800	
8	0097	AWNING CN	0	0	0	0	42.00	SF	65.00	65.00	100	2000	2000	3	40	1,092	
9	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	93	5,580	
10	0648	LIGHTS-AV	0	0	0	0	11.00	UT	140.00	140.00	100	2000	2000	3	20	308	

TOTAL OB/XF 57,267

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	002300	C	FINANCIAL	0	0004	CG	0.00	0.00	49,405.00	SF		1.00	1.00	1.00	18.00	18.00	889,290							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 1.13 Total Land Value: 889,290 Market: 0 Agricultural: 0 Common: 889,290 PRINTED 07/09/2026 BY SYS

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ESMT IN OR 948/1680
IN OR 1142/1103

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	3016.00		

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BUILDING NOTES

BUILDING DIMENSIONS

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	2025	PNMTC UNIT	0	0	0	0	4.00	UT	14,500.00	14,500.00	100	2000	2000	3	93	53,940	
12	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2000	2000	3	93	6,510	
13	2027	FLR SAFE	0	0	0	0	2.00	UT	750.00	750.00	100	2000	2000	3	93	1,395	
14	0524	PUMP ISLND	0	0	0	0	441.00	SF	4.50	4.50	100	2000	2000	3	93	1,846	

LAND DESCRIPTION

TOTAL OB/XF 63,691

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 07/12/2024 BY KBA Total Acres: 1.13 Total Land Value: 889,290 Market: 0 Agricultural: 0 Common: 889,290 PRINTED 07/09/2026 BY SYS