

ISLAND JASZ HOLDING LLC
6767 PHILLIPS INDUSTRIAL BLVD
JACKSONVILLE, FL 32256

00-00-30-0800-0028-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND																										
Exterior Wall	31	HARDIE BRD 80								2201	04	3,927	114.0210	244.86	961,565	2024	2024	0	0	0	0.00	100.00	VALUATION BY								STANDARD																		
Exterior Wall	06	BD/BATTEN 20								2 FAST FOOD 0% - 2025										Heated Area: 3816										HX Base Yr																			
Roof Structur	09	RIDGE FRME 100																												Tax Group: 2										Tax Dist:									
Roof Cover	04	BUILT-UP 70																												BUILDING MARKET VALUE										961,565									
Roof Cover	12	MODULAR MT 30																												TOTAL MARKET OB/XF VALUE										107,143									
Interior Wall	05	DRYWALL 60																												TOTAL LAND VALUE - MARKET										1,094,400									
Interior Wall	08	DECORATIVE 40																												TOTAL MARKET VALUE										2,163,108									
Interior Floo	03	CONC FINSH 50																												SOH/AGL Deduction										0									
Interior Floo	11	CLAY TILE 50																												ASSESSED VALUE										2,163,108									
Ceiling	01	FIN.SUSPD 50																												TOTAL EXEMPTION VALUE										0									
Ceiling	04	NONE 50																												BASE TAXABLE VALUE										2,163,108									
Air Condition	04	ROOF TOP 100																												TOTAL JUST VALUE										2,163,108									
Heating Type	04	AIR DUCTED 100																		NCON VALUE										0																			
Fixtures	08	METAL STUD 100																		INCOME VALUE																													
Frame	12	12 100																		PREVIOUS YEAR MKT VALUE										2,044,172																			
Story Height	4	4 100																																															
RMS	1.	1. 100																																															
Stories	03	Quantity Level 03																																															
Quantity	2200	FAST FOOD																																															
DOR CODE	MAP NUM	MKT AREA																																															
NEIGHBORHOOD/LOC	2004.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	136	100	2025	136	33,301																																												
BAS	3,680	100	2025	3,680	901,085																																												
CAN	21	30	2025	6	1,469																																												
CAN	35	30	2025	10	2,449																																												
CAN	40	30	2025	12	2,938																																												
CAN	50	30	2025	15	3,673																																												
FST	136	50	2025	68	16,650																																												
TOTALS	4,098			3,927	961,565																																												
EXTRA FEATURES										1905 S 14TH ST, FERNANDINA BEACH										BLD DATE										LGL DATE																			
																				XF DATE										LAND DATE																			
																				INC DATE										AG DATE																			
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	0400	CONC CURB	0	0	0	0	1,525.00	LF	15.00	15.00	100	2025	2024	100		22,875																																	
2	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2025	2024	100		50																																	
3	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2025	2024	99		12,524																																	
4	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024	99		495																																	
5	0810	CONCRETE A	0	0	32	18	576.00	SF	6.50	6.50	100	2025	2024	100		3,744																																	
6	1123	CB 8"	0	0	50	9	450.00	SF	6.15	6.15	100	2025	2024	100		2,768																																	
7	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2025	2024	99		693																																	
8	0812	CONCRETE C	0	0	0	0	1,175.00	SF	4.00	4.00	100	2025	2024	100		4,700																																	
9	0812	CONCRETE C	0	0	0	0	2,505.00	SF	4.00	4.00	100	2025	2024	100		10,020																																	
10	0812	CONCRETE C	0	0	290	10	2,900.00	SF	4.00	4.00	100	2025	2024	100		11,600																																	
LAND DESCRIPTION										TOTAL OB/XF										69,469																													
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	002200	C	DRIVE-IN		0	0003	C-2	0.00	0.00	68,400.00	SF		1.00	1.00	0.80	20.00	16.00	1,094,400																															
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REVIEW DATE	10/21/2024	BY	KW	Total Acres: 0.00	Total Land Value: 1,094,400	Market: 0	Agricultural: 0	Common: 1,094,400	PRINTED 07/09/2026 BY SYS
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