



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	05	AVERAGE 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		5 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		12 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	OWNER OCC 100	
Quality		02 Quality Level 02	
DOR CODE		1700 OFFICE BUILDINGS	
MAP NUM		MKT AREA 03	
NEIGHBORHOOD/LOC		2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	1993	2,240	98,745
DCK	176	10	1994	18	793
TOTALS	2,416			2,258	99,538

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	0803	ASPHALT C	0	0	0	0	10,054.00	SF	2.00	2.00	100	1993	1993	3	50	10,054	
2	0810	CONCRETE A	0	0	0	0	290.00	SF	6.50	6.50	100	1993	1993	3	62	1,169	
3	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1993	1993	3	20	96	
4	0400	CONC CURB	0	0	0	0	60.00	LF	15.00	15.00	100	1993	1993	3	70	630	
5	1242	WD DECK A	0	0	48	4	192.00	SF	10.00	10.00	100	1993	1993	3	20	384	
6	1242	WD DECK A	0	0	0	0	134.00	SF	10.00	10.00	100	1993	1993	3	20	268	
7	1242	WD DECK A	0	0	33	6	198.00	SF	10.00	10.00	100	1995	1995	3	20	396	
8	1242	WD DECK A	0	0	16	5	80.00	SF	10.00	10.00	100	1995	1995	3	20	160	
9	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	100	2004	2004	3	40	156	
10	0446	BOX FNC 6'	0	0	0	0	44.00	LF	20.00	20.00	100	2010	2010	3	35	308	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001700	C	1STORY OFF	0	0006

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	2,258	84.3885	125.95	284,395	1993	2000	0	0	40	25.00	35.00

1 OFFICE0% - 2023

Heated Area: 2240

HX Base Yr

35

64

35

33

BAS

1993

6

16

6

5.7

4

8

5.7

4

DCK

1994

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	05/08/2026
INC DATE				
AG DATE				

EXTRA FEATURES																
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
1	0803	ASPHALT C	0	0	0	0	10,054.00	SF	2.00	2.00	100	1993	1993	3	50	10,054
2	0810	CONCRETE A	0	0	0	0	290.00	SF	6.50	6.50	100	1993	1993	3	62	1,169
3	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1993	1993	3	20	96
4	0400	CONC CURB	0	0	0	0	60.00	LF	15.00	15.00	100	1993	1993	3	70	630
5	1242	WD DECK A	0	0	48	4	192.00	SF	10.00	10.00	100	1993	1993	3	20	384
6	1242	WD DECK A	0	0	0	0	134.00	SF	10.00	10.00	100	1993	1993	3	20	268
7	1242	WD DECK A	0	0	33	6	198.00	SF	10.00	10.00	100	1995	1995	3	20	396
8	1242	WD DECK A	0	0	16	5	80.00	SF	10.00	10.00	100	1995	1995	3	20	160
9	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	100	2004	2004	3	40	156
10	0446	BOX FNC 6'	0	0	0	0	44.00	LF	20.00	20.00	100	2010	2010	3	35	308

TOTAL OB/XF																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	001700	C	1STORY OFF	0	0006	PUD	0.00	0.00	27,007.20	SF		1.00	1.00	1.00	6.50	6.50

NASSAU COUNTY PROPERTY										PAGE 1 of 2		8
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 8										Tax Dist:		
BUILDING MARKET VALUE										153,157		
TOTAL MARKET OB/XF VALUE										15,493		
TOTAL LAND VALUE - MARKET										175,547		
TOTAL MARKET VALUE										344,197		
SOH/AGL Deduction										3,372		
ASSESSED VALUE										340,825		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										340,825		
TOTAL JUST VALUE										344,197		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										309,841		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429365	REPAIR/RRF	3,475	09/01/2014
M1217687	H/AC	0	10/01/2012
B9401568	NEW CONSTR	55,080	01/01/1995
0291	NEW CONSTR	84,000	06/01/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2553/1079	4/07/2022	SW	Q	I	01	390,000			
GRANTOR: J H COBB PROPERTIES I									
GRANTEE: PEAS AND CARROTS PR									
1686/0369	6/30/2010	WD	Q	I		650,000			
GRANTOR: SYNOVUS BANK									
GRANTEE: J H COBB PROPERTIES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W64 S35 E33 DCK=[YR=1994] S6 D4 R4 S4 E8 N4 U4 R4 N6 W16\$ E31 N35\$.									

PEAS AND CARROTS PROPERTIES LLC
50 BEACHWOOD RD
FERNANDINA BEACH, FL 32034

00-00-30-0820-0006-0010

[illegible]