

PT LOT 8 PAR 8-4
PT OR 2635/1690
A/K/A OFC CMLX BLDG 2

GUDE PROPERTY GROUP LLC/
801 WEST 67TH TERRACE
KANSAS CITY, MO 64113

2026

00-00-30-0820-0008-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	27 PREFIN MTL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	9 100
Frame	05 STEEL 100
Story Height	9 100
RMS	29 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
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	4,590	100	2012	4,590	487,260
BAS	2,160	100	2015	2,160	229,299
TOTALS	6,750			6,750	716,558

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0803	ASPHALT C	0	0	0	0	21,040.00	SF	2.00	2.00	100
2	0850	PEBBLE WLK	0	0	0	0	3,578.00	SF	3.50	3.50	100
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100
5	0811	CONCRETE B	0	0	0	0	531.00	SF	5.20	5.20	100
6	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100
7	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00	2.00	100
8	0097	AWNING CN	0	0	0	0	14.00	SF	65.00	65.00	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
1	001700	C	1STORY OFF	0	0004	CPO	0.00	0.00	75,795.00	SF	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	6,750	111.1350	165.87	1,119,622	1974	1994	0	0	0 36.00	64.00
1 OFFICE 0% - 2024 Heated Area: 6750 HX Base Yr											
5422 FIRST COAST HWY, FERNANDINA BEACH											

TOTAL OB/XF											
31,021											

TOTAL OB/XF											
31,021											

Total Acres: 1.74 Total Land Value: 322,129 Market: 0 Agricultural: 0 Common: 322,129

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		716,558	
TOTAL MARKET OB/XF VALUE		31,021	
TOTAL LAND VALUE - MARKET		322,129	
TOTAL MARKET VALUE		1,069,708	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,069,708	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,069,708	
TOTAL JUST VALUE		1,069,708	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,048,953	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429277	REMODEL	18,530	09/01/2014
E1428189	REMODEL	0	09/01/2014
M1420191	H/AC	0	09/01/2014
B25818	REPAIR/RRF	2,016	03/01/2012
B25499	REPAIR/RRF	1,759	01/01/2012
B25432	REMODEL	7,860	12/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2635/1690	4/24/2023	WD U	I	I	40
GRANTOR: AMELIA REALTY INC					
GRANTEE: GUDE PROPERTY GROUP					
0980/1616	4/11/2001	WD U	I	I	07
GRANTOR: PETROFERM INC					
GRANTEE: AMELIA REALTY INC					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2015] W36 BAS=[YR=2012] W99S50E90 N40E9N10S\$10W9S40E45N50\$.					

TOTAL OB/XF											
31,021											

PRINTED 07/09/2026 BY SYS