

PT OF LOT 8
IN OR 2527/1763 BEING TRACT 2
SURHER TRACT SUB DB 39/289

OAI OFFICE LLC
4001 MAPLE AVENUE STE 600
DALLAS, TX 75219

2026

00-00-30-0820-0008-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		9 100
RMS		20 100
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	5,750	100	1993	5,750	183,793
TOTALS	5,750			5,750	183,793

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	8,739.00	SF	2.00	2.00	
2	0850	PEBBLE WLK	0	0	0	0	2,295.00	SF	3.50	3.50	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001700	C	1STORY OFF	0	0004	CPO	0.00	0.00	39,887.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	5,750	107.0802	159.82	918,965	1974	1974	0	0	80.00	20.00
1 OFFICE 0% - 2023 Heated Area: 5750 HX Base Yr											
50 115 50 115 BAS 1993											
5414 FIRST COAST HWY, FERNANDINA BEACH											
BLD DATE 05/22/2020 KK LGL DATE 05/08/2026 DC XF DATE 05/22/2020 KK LAND DATE INC DATE AG DATE											

TOTAL OB/XF											
12,118											

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12,118											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8		Tax Dist:					
BUILDING MARKET VALUE				183,793			
TOTAL MARKET OB/XF VALUE				12,118			
TOTAL LAND VALUE - MARKET				169,520			
TOTAL MARKET VALUE				365,431			
SOH/AGL Deduction				0			
ASSESSED VALUE				365,431			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				365,431			
TOTAL JUST VALUE				365,431			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				363,414			