

2018 FINISH LINE LLC
2380 JAMESTOWN RD
FERNANDINA BEACH, FL 32034

00-00-31-1015-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
Exterior Wall	25	MOD METAL 100								2803	06	6,942	86.7630	39.48	274,070	1996	1996	0	0	36.25	63.75	VALUATION BY																	
Roof Structur	10	STEEL FRME 100								1 AIR HANGAR 0% - 0										Heated Area: 5820										HX Base Yr									
Roof Cover	01	MINIMUM 100																		Tax Group: 2										Tax Dist:									
Interior Wall	01	MINIMUM 100																		BUILDING MARKET VALUE										827,748									
Interior Floo	03	CONC FINSH 100																		TOTAL MARKET OB/XF VALUE										109,682									
Ceiling	02	F.NOT SUS 100																		TOTAL LAND VALUE - MARKET										676,528									
Air Condition	01	NONE 100																		TOTAL MARKET VALUE										1,613,958									
Heating Type	01	NONE 100																		SOH/AGL Deduction										0									
Plumbing		6 100																		ASSESSED VALUE										1,613,958									
Frame	05	STEEL 100																		TOTAL EXEMPTION VALUE										0									
Story Height		16 100																		BASE TAXABLE VALUE										1,613,958									
RMS		5 100																		TOTAL JUST VALUE										1,613,958									
Stories	1.	1. 100								NCON VALUE										0																			
Class	00	. 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE										1,601,064																			
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		4800	WAREHOUSE-STORAGE																																				
MAP NUM			MKT AREA				01																																
NEIGHBORHOOD/LOC		1070.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
AOF	1,320	185	1998	2,442	61,461																																		
BAS	4,500	100	1996	4,500	113,258																																		
TOTALS		5,820			6,942	174,720																																	
EXTRA FEATURES						2374 SHANNON RD, FERNANDINA BEACH										BLD DATE		01/07/2019		KK		LGL DATE				05/08/2026		DC											
												XF DATE		01/07/2019		KK		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	0812	CONCRETE C	0	0	0	0	12,454.00	SF	4.00	4.00	100	1996	1996	3	68	33,875																							
2	0812	CONCRETE C	0	0	20	6	120.00	SF	4.00	4.00	100	1998	1998	3	72	346																							
3	0424	CL FNC 6'	0	0	0	0	60.00	LF	20.00	20.00	100	1996	1996	3	32	384																							
4	0424	CL FNC 6'	0	0	0	0	286.00	LF	20.00	20.00	100	1996	1996	3	32	1,830																							
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1996	1996	3	36	162																							
6	0966	FIRE SPRNK	0	0	0	0	14,400.00	SF	3.00	3.00	100	2018	2018	3	96	41,472																							
7	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	2018	2018	3	74	1,776																							
8	0803	ASPHALT C	0	0	0	0	9,679.00	SF	2.00	2.00	100	2018	2018	3	78	15,099																							
9	0400	CONC CURB	0	0	0	0	257.00	LF	15.00	15.00	100	2018	2018	3	97	3,739																							
10	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2018	2018	3	97	24																							
LAND DESCRIPTION										TOTAL OB/XF										98,707																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	004800	C	WAREHOUSE	0	0006	I-1	0.00	0.00	72,745.00	SF		1.00	1.00	0.60	15.50	9.30	676,528																						
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