

AEP FLORIDA PROPERTIES LLC
2386 SHANNON RD
FERNANDINA BEACH, FL 32034

00-00-31-1015-0010-0000

[illegible]

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FERNANDINA BEACH, FL 32034

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																													
ELEMENT		CD		25		MOD METAL 100		4803		06		9,000		92.8521		44.10		396,900		1996		2010		0		0		200		14.00		200.00		VALUATION BY		STANDARD													
Exterior Wall		10		10		STEEL FRME 100		2		STOR WAREH		0%		- 2026		Heated Area: 9000		HX Base Yr														Tax Group: 2		Tax Dist:															
Roof Cover		12		12		MODULAR MT 100																										BUILDING MARKET VALUE		1,456,778															
Interior Wall		01		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE		45,089															
Interior Floor		03		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET		634,648															
Ceiling		04		04		NONE 100																										TOTAL MARKET VALUE		2,136,515															
Air Condition		01		01		NONE 100																										SOH/AGL Deduction		0															
Heating Type		01		01		NONE 100																										ASSESSED VALUE		2,136,515															
Plumbing						0 100																										TOTAL EXEMPTION VALUE		0															
Frame						STEEL 100																										BASE TAXABLE VALUE		2,136,515															
Story Height						20 100																										TOTAL JUST VALUE		2,136,515															
RMS						1 100																										NCON VALUE		0															
Stories						1. 100																										INCOME VALUE		801614															
Class						. 100																										PREVIOUS YEAR MKT VALUE		803,753															
Units						0 100																																											
Occupancy						NONE 100																																											
Quality						03 Quality Level 03																																											
DOR CODE						4100 LIGHT MANUFACTURE																																											
MAP NUM						MKT AREA																												01															
NEIGHBORHOOD/LOC						1070.00																																											
AREA TYPE						TOTAL GROSS AREA																																											
BAS						9,000																																											
TOTALS						9,000																																											
EXTRA FEATURES										2383 SHANNON RD, FERNANDINA BEACH										BLD DATE 07/27/2021 XF DATE 07/27/2021 INC DATE										KK KK LGL DATE LAND DATE AG DATE										05/08/2026 DC									
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																			
11		0978		SECURTY LT		0 0		0 0		3.00		UT		450.00		450.00		100		2000		2000		3		45		608																					
12		0463		FENCE GATE		0 0		0 0		2.00		UT		300.00		300.00		100		1996		1996		3		32		192																					
13		0940		SHEDS/PORT		0 0		20 10		200.00		SF		30.00		30.00		100		2020		2020		3		82		4,920																					