LOT 21
AMELIA ISLAND INDUSTRIAL PARK
SEC 3 PB 5/59

LAJJ PROPERTIES LLC
2423 LOS ROBLES
FERNANDINA BEACH, FL 32034

2026

00-00-31-1017-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04

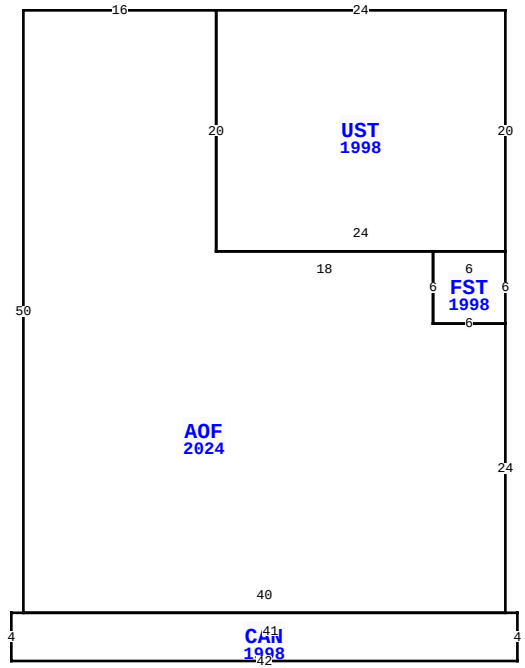
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1070.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,484	185	2024	2,745	161,656
CAN	168	30	1998	50	2,945
FST	36	70	1998	25	1,472
UST	480	50	1998	240	14,134
TOTALS	2,168			3,060	180,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	3,060	131.8986	62.65	191,709	1998	2015	0	0	0	6.00	94.00

1 PREFAB MTL 0% - 2025 Heated Area: 1484 HX Base Yr



2424 LYNNDALE RD, FERNANDINA BEACH

BLD DATE	01/12/2021	KK	LGL DATE	05/08/2026 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	239,878
TOTAL MARKET OB/XF VALUE	17,568
TOTAL LAND VALUE - MARKET	205,220
TOTAL MARKET VALUE	462,666
SOH/AGL Deduction	0
ASSESSED VALUE	462,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	462,666
TOTAL JUST VALUE	462,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200093	REMODEL	0	10/08/2020
20042159	H/AC	3,000	11/15/2004
20041988	NEW CONSTR	2,000	10/28/2004
B041211	NEW CONSTR	139,000	06/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/653	5/31/2024	SW	Q	I	01	540,000
GRANTOR: DEAL JOANNA C L/E						
GRANTEE: LAJJ PROPERTIES LLC						
2573/0337	6/23/2022	QC	U	I	11	100
GRANTOR: DEAL JOANNA C						
GRANTEE: DEAL BRIAN C						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1998] W24 AOF=[YR=2024] W16 S50 CAN=[YR=1998] W1 S4 E42 N4 W41 $ E40 N24 FST=[YR=1998] N6 W6 S6 E6 $ W6 N6 W18 N20 $ S20 E24 N20 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	0	0	2,044.00	SF	6.50	6.50	100	1998	1998	3	72	9,566	
2	0810	CONCRETE A	0	0	0	0	101.00	SF	6.50	6.50	100	1998	1998	3	72	473	
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2004	2004	3	20	160	
4	0812	CONCRETE C	0	0	0	0	1,978.00	SF	4.00	4.00	100	2004	2004	3	82	6,488	
5	0810	CONCRETE A	0	0	0	0	164.00	SF	6.50	6.50	100	2004	2004	3	82	874	
6	0646	LWN SPRK H	0	0	0	0	4.00	UT	2.00	2.00	100	2000	2000	3	85	7	

LAND DESCRIPTION

TOTAL OB/XF 17,568

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	75.00	175.00	13,240.00	SF		1.00	1.00	1.00	15.50	15.50	205,220							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 205,220 Market: 0 Agricultural: 0 Common: 205,220 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

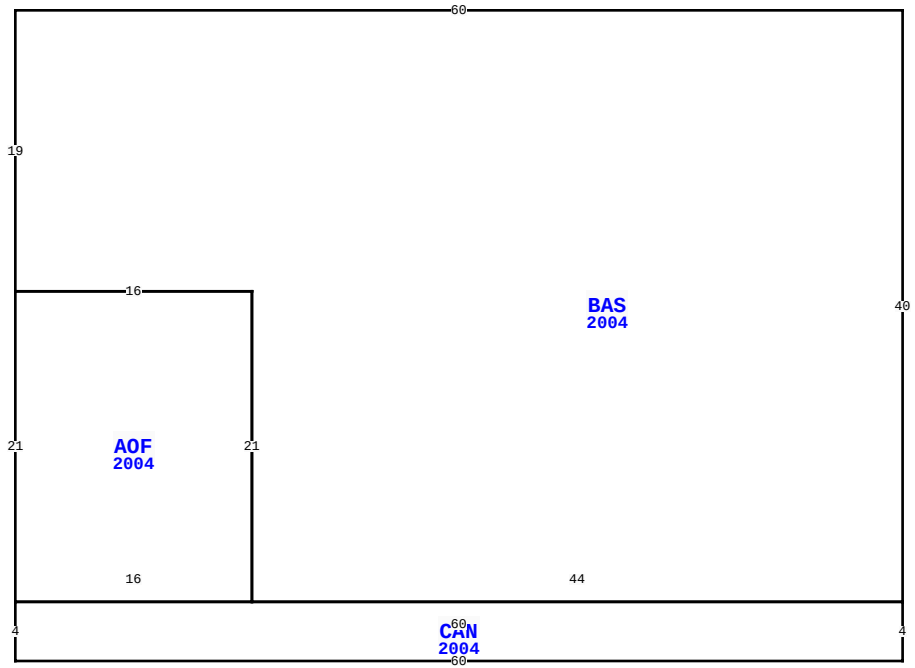
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1070.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	336	185	2004	622	13,457
BAS	2,064	100	2004	2,064	44,657
CAN	240	30	2004	72	1,558
TOTALS	2,640			2,758	59,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	2,758	75.9066	36.06	99,453	2004	2015	0	0	0	40.00	60.00

2 PREFAB MTL 0% - 2025 Heated Area: 2400 HX Base Yr



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TOTAL JUST VALUE	462,666
NCON VALUE	0
INCOME VALUE	
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GRANTEE: LAJJ PROPERTIES LLC						
2573/0337	6/23/2022	QC	U	I	11	100
GRANTOR: DEAL JOANNA C						
GRANTEE: DEAL BRIAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S19 AOF=[YR=2004] S21 CAN=[YR=2004] S4 E60 N4 W60$ E16 N21 W16$ E16 S21 E44 N40$.

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	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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