LOT 28
IN OR 1478/1722
AMELIA ISLAND INDUSTRIAL

O'CONNER JAMES M/MOONEY TRACY O'CONNER ET AL
PO BOX 471
FERNANDINA BEACH, FL 32035

2026

00-00-31-1017-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	12	CEDAR 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		14 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	Quality Level 03
Occupancy	00	0 100

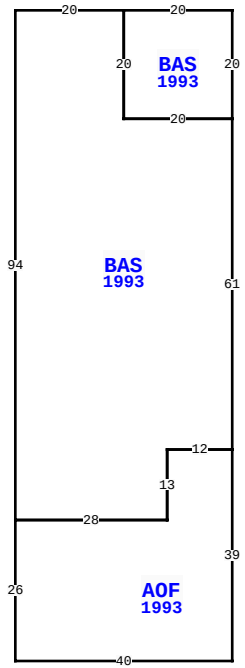
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1070.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,196	185	1993	2,213	46,318
BAS	400	100	1993	400	8,372
BAS	3,204	100	1993	3,204	67,060
TOTALS	4,800			5,817	121,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	5,817	88.1280	41.86	243,500	1986	1986	0	0	0	50.00	50.00

1 PREFAB MTL 0% - 0 Heated Area: 4800 HX Base Yr



BLD DATE	04/05/2019	KK	LGL DATE
XF DATE	04/05/2019	KK	LAND DATE 05/08/2026 DC
INC DATE			AG DATE

2887 JAMESTOWN RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,750
TOTAL MARKET OB/XF VALUE	9,490
TOTAL LAND VALUE - MARKET	405,015
TOTAL MARKET VALUE	536,255
SOH/AGL Deduction	65,349
ASSESSED VALUE	470,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	470,906
TOTAL JUST VALUE	536,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	519,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051794	REPAIR/RRF	3,000	05/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/1722	2/14/2007	WD	Q	I	01	62,000
GRANTOR: O'CONNER JAMES M P/R						
GRANTEE: O'CONNER JAMES M ET						
0493/0672	7/01/1986	WD	U	V		45,000
GRANTOR:						
GRANTEE:						

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	0812	CONCRETE C	0	0	0	0	4,770.00	SF	4.00	4.00	100	1986	1986	3	44	8,395	
2	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	1986	1986	3	20	180	
3	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1986	1986	3	20	160	
4	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1986	1986	3	22	557	
5	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1986	1986	3	22	198	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=1993] W20 S94 AOF=[YR=1993] S26 E40 N39 W12 S13 W28$ E28 N13 E12 N61 W20 N20$ S20 E20 N20$.

LAND DESCRIPTION

TOTAL OB/XF 9,490

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	143.00	163.00	26,130.00	SF		1.00	1.00	1.00	15.50	15.50	405,015							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 405,015 Market: 0 Agricultural: 0 Common: 405,015 PRINTED 07/09/2026 BY SYS