

LOT 29
AMELIA ISLAND INDUSTRIAL PARK
SEC 3 PB 5/59

2385 JAMESTOWN ROAD LLC/
2380 JAMESTOWN ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1017-0029-0000



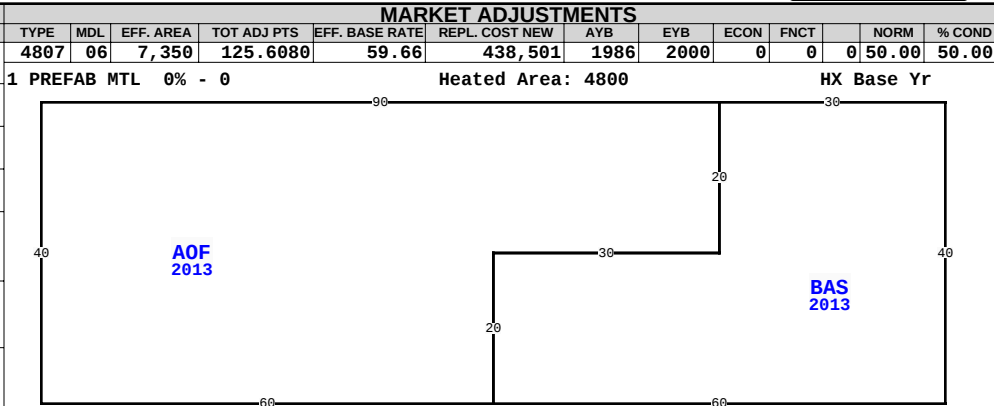
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	8	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
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	4100	LIGHT MANUFACTURE
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	3,000	185	2013	5,550	165,557
BAS	1,800	100	2013	1,800	53,694

TOTALS	4,800			7,350	219,250
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,880.00	SF	4.00	4.00	100	1986
2	0811	CONCRETE B	0	0	0	929.00	SF	5.20	5.20	100	1995
3	0812	CONCRETE C	0	0	60	1,080.00	SF	4.00	4.00	100	2002
4	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	1986
5	6001	ROLLUP DR	0	0	0	3.00	UT	400.00	400.00	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004100	C	LIGHT MFG.	0	0006	I-1	75.00	200.00	15,000.00	SF	1.00



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	7,350	125.6080	59.66	438,501	1986	2000	0	0	0 50.00	50.00

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

TOTAL OB/XF											
11,990											

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11,990											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		219,250	
TOTAL MARKET OB/XF VALUE		11,990	
TOTAL LAND VALUE - MARKET		232,500	
TOTAL MARKET VALUE		463,740	
SOH/AGL Deduction		0	
ASSESSED VALUE		463,740	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		463,740	
TOTAL JUST VALUE		463,740	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		448,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020962	ADDITION	100,000	06/07/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2339/0347	2/12/2020	WD	Q	I	01
GRANTOR: NASSAU EQUIPMENT INC					
GRANTEE: 2385 JAMESTOWN ROAD					
0914/1977	1/11/2000	WD	Q	I	
GRANTOR: O'CONNER JAMES J & JA					
GRANTEE: NASSAU EQUIPMENT IN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2013] W30 AOF=[YR=2013] W90 S40 E60 N20 E30 N20\$ S20 W30 S20 E60 N40\$.					