

LOTS W1/2 OF 56 & 58 &
PT ABNDED R/W RES#2003-139
IN OR 2183/1654

SEASIDE PLAZA LLC/
6 MOSS OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1360-0056-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 90
Exterior Wall	28 GLASS THRM 10
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	9 100
Frame	03 MASONRY 100
Story Height	9 100
RMS	5 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	1100 STORES, 1 STORY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1060.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1995	1,280	194,304
BAS	1,815	100	2000	1,815	275,517
CAN	48	30	1995	14	2,125
CAN	24	30	2000	7	1,063
CAN	28	30	2000	8	1,214
CAN	28	30	2000	8	1,214
FUS	506	100	1993	506	76,811
TOTALS	3,729			3,638	552,248

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	1,321.00	SF	4.00	4.00	100	1995
2	0810	CONCRETE A	0	0	4	16.00	SF	6.50	6.50	100	1995
3	0443	STK FNC 6'	0	0	0	26.00	LF	10.00	10.00	100	1995
4	0812	CONCRETE C	0	0	0	1,207.00	SF	4.00	4.00	100	2000
5	0476	VF 6 SBPL	0	0	0	17.00	LF	32.00	32.00	100	2011
6	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2011

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	001100	C	STORE 1FLR	0	0003	C-1	75.00	103.00	9,039.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	3,638	116.5573	172.50	627,555	1995	2009	0	0	12.00	88.00
1 RETAILSTOR 0% - 0 Heated Area: 3601 HX Base Yr											
BLD DATE 07/11/2018 KK LGL DATE 04/21/2025 DC											
XF DATE INC DATE											

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		552,248	
TOTAL MARKET OB/XF VALUE		7,870	
TOTAL LAND VALUE - MARKET		361,560	
TOTAL MARKET VALUE		921,678	
SOH/AGL Deduction		0	
ASSESSED VALUE		921,678	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		921,678	
TOTAL JUST VALUE		921,678	
NCON VALUE		0	
INCOME VALUE		7483616	
PREVIOUS YEAR MKT VALUE		896,122	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180584	REPAIR/RRF	15,000	02/19/2018
20160995	ISLAND VIBE SURF	500	04/12/2016
20160484	DEENA A CLASSIC S	500	02/24/2016
20111501	H/AC	3,000	08/30/2011
20110636	SIGN	450	04/26/2011
B012711	REMODEL	1,000	12/28/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2183/1654	3/13/2018	SW	Q	I	01
GRANTOR: L & N PROPERTY MANAGE					
GRANTEE: STEVE SQUARED CAPIT					
1076/1916	8/26/2002	WD	U	I	19
GRANTOR: THE PIPELINE SURF SHO					
GRANTEE: L & N PROPERTY MANA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2000] W57 BAS=[YR=1995] W40 S32 E10 CAN=[YR=1995] S4 E12 N4 W12 \$ E30 N32 \$ S29 E3 S3 E1 CAN=[YR=2000] S4 E6 N4 W6 \$ E16 CAN=[YR=2000] S4 E7 N4 W7 \$ E20 CAN=[YR=2000] S4 E7 N4 W7 \$ E17 N32 \$ PTR= E15 FUS=[YR=1993] E22 S23 W22 N23 \$ W15 \$.					