

BEACON FISHERIES INC
1357 DIGITAL CIR
JACKSONVILLE, FL 32258

00-00-31-1760-0007-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3	2									
ELEMENT		CD		CONSTRUCTION												VALUATION SUMMARY																								
Exterior Wall		05	AVERAGE 50		1101		04	1,710	109.4100	161.93		276,900		1930	1990	0	0	0	45.50	54.50	VALUATION BY					STANDARD														
Exterior Wall		06	BD/BATTEN 50		2		RETAILSTOR		0% - 2023		Heated Area: 1410										HX Base Yr										Tax Group: 2					Tax Dist:				
Roof Structur		04	WOOD TRUSS 100																		BUILDING MARKET VALUE					445,888														
Roof Cover		03	COMP SHNGL 70																		TOTAL MARKET OB/XF VALUE					139,762														
Roof Cover		01	MINIMUM 30																		TOTAL LAND VALUE - MARKET					2,220,013														
Interior Wall		06	CUST PANEL 100																		TOTAL MARKET VALUE					2,805,663														
Interior Floo		07	CORK/VTILE 100																		SOH/AGL Deduction					0														
Ceiling		01	FIN.SUSPD 100																		ASSESSED VALUE					2,805,663														
Air Condition		03	CENTRAL 100																		TOTAL EXEMPTION VALUE					0														
Heating Type		04	AIR DUCTED 100																		BASE TAXABLE VALUE					2,805,663														
Fixtures		14	100																		TOTAL JUST VALUE					2,805,663														
Frame		01	TYP WD 100																		NCON VALUE					0														
Story Height		12	100																		INCOME VALUE																			
RMS		3	100																		PREVIOUS YEAR MKT VALUE					2,635,452														
Stories		1.	1. 100																																					
Units		0	100																																					
BUD8 Adjustme		02	DIST FB 100																																					
Occupancy		00	OWNER OCC 100																																					
Quality		03	Quality Level 03																																					
DOR CODE		4400	PACKING PLANTS																																					
MAP NUM			MKT AREA																							01														
NEIGHBORHOOD/LOC		1004	00																																					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS		510	100	1993	510	45,008																																		
BAS		780	100	1993	780	68,836																																		
CAN		840	30	1993	252	22,239																																		
SFB		150	80	1993	120	10,590																																		
UST		120	40	1993	48	4,236																																		
TOTALS		2,400			1,710	150,910																																		
EXTRA FEATURES		312 N FRONT ST, FERNANDINA BEACH										BLD DATE 04/03/2025 KWX										LGL DATE 05/04/2026 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		0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	1992	1992	3	28	708																								
12		0819	CONC 12"	0	0	4	5	SF	9.50	9.50	100	1992	1992	3	59.5	113																								
13		0971	ST LGHT OV	0	0	0	2.00	UT	1,555.00	1,555.00	100	2000	2000	3	45	1,400																								
14		0381	COOLER	0	0	17	3	SF	66.00	66.00	100	2000	2000	3	42	1,414																								
15		0383	FREEZER	0	0	14	10	SF	84.00	84.00	100	2000	2000	3	42	4,939																								
16		0819	CONC 12"	0	0	13	5	SF	9.50	9.50	100	2000	2000	3	75	463																								
17		0819	CONC 12"	0	0	12	2	SF	9.50	9.50	100	2000	2000	3	75	171																								
18		1241	WD DECK G	2	0	32	14	UT	11.50	11.50	100	2001	2001	3	27	1,391																								
19		0975	ST LT/ARM	0	0	0	0	UT	500.00	500.00	100	2001	2001	3	48	240																								
20		0418	EXHST FAN	2	0	0	0	UT	400.00	400.00	100	2001	2001	3	20	80																								
LAND DESCRIPTION										TOTAL OB/XF										10,919																				
L N		USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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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