



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	14	100
Frame	03	MASONRY 100
Common Wall		18 100
Story Height		9 100
RMS		4 100
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	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1005.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	80	100	1993	80	11,897
BAS	802	100	1993	802	119,266
CAN	32	30	1993	10	1,487
SDA	408	110	1993	449	66,772
UST	184	40	1993	74	11,005
UST	460	40	1993	184	27,363
TOTALS	1,966			1,599	237,789

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	3,238.00	SF	2.00	2.00
2	0648	LIGHTS-AV	0	0	0	1.00	UT	140.00	140.00
3	0940	SHEDS/PORT	0	0	9	72.00	SF	30.00	30.00
4	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00
5	0402	CONC BUMPE	0	0	0	5.00	UT	25.00	25.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	C-3	67.00	100.00	6,700.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
1101	04	1,599	95.6970	141.63	226,466	1960	2000	0	0	105	25.00
1 RETAILSTOR 0% - 2025 Heated Area: 1290 HX Base Yr											
502 ASH ST, FERNANDINA BEACH											

002 ASH ST, FERNANDINA BEACH										XF DATE		LAND DATE		05/06/2026		DC	
										INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
3,238.00	SF	2.00	2.00	100	1988	1988	3	50	3,238								
1.00	UT	140.00	140.00	100	1988	1988	3	20	28								
72.00	SF	30.00	30.00	100	1999	1999	3	20	432								
1.00	UT	450.00	450.00	100	1988	1988	3	24	108								
5.00	UT	25.00	25.00	100	2000	2000	3	81	101								

TOTAL OB/XF										3,907									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	001100	C	STORE 1FLR	0	0003	C-3	67.00	100.00	6,700.00	SF		1.00	1.00	1.00	55.00	55.00	368,500		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE										335,485									
TOTAL MARKET OB/XF VALUE										3,907									
TOTAL LAND VALUE - MARKET										368,500									
TOTAL MARKET VALUE										707,892									
SOH/AGL Deduction										0									
ASSESSED VALUE										707,892									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										707,892									
TOTAL JUST VALUE										707,892									
NCON VALUE										0									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										691,098									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140817	REPAIR/RRF	6,500	04/25/2014
20101050	REPAIR/RRF	20,500	06/25/2010
4771	XFOB	5,000	03/25/1988
4634	ADDITION	15,000	01/11/1988
1971	REMODEL	800	01/01/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2702/20	3/26/2024	SW	Q	I	01	800,000			
GRANTOR: 502 ASH STREET PARTNE									
GRANTEE: MJM 14 DUVAL LLC									
0785/0218	2/18/1997	WD	U	I	19	100			
GRANTOR: PRESCOTT KENNETH V									
GRANTEE: 502 ASH STREET PART									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 CAN=[YR=1993] N8 W4 UST=[YR=1993] N21 W20 UST=[YR=1993] W8 S23 E8 N23 \$ S23 E20N2 \$S8 E4\$ W4 N6 W28 S40 E6 SDA=[YR=1993] E19 AOF=[YR=1993] E8 N10 W8 S10 \$ N10 E8 N9 W22 S5 W5 S14 \$ N14 E5 N5 E22 N15 \$.									

MJM 14 DUVAL LLC
3096 VISTA WOOD DRIVE
JACKSONVILLE, FL 32226

00-00-31-1800-0028-0010

[illegible]