BLOCK 198 N 1/2 OF LOT 4 W OF
R/W & S 1/2 OF LOT 3 E OF RR &
W OF R/W & BLOCK 315 S 1/2 OF

996 GREENWOOD ATLANTA LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0198-0042

BUILDING CHARACTERISTICS

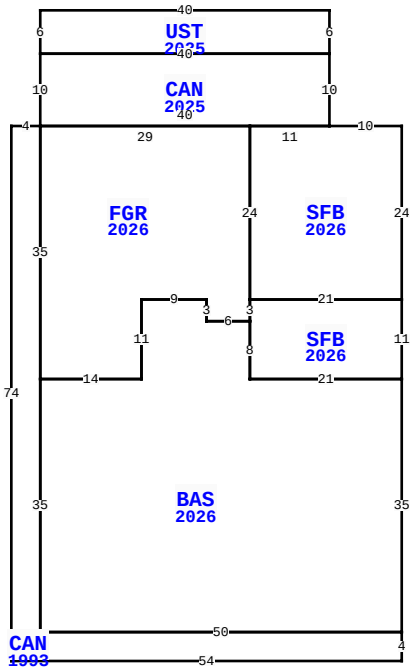
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		11 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100	2026	1,897	253,221
CAN	496	30	1993	149	19,889
CAN	400	30	2025	120	16,019
FGR	868	60	2026	521	69,546
SFB	231	80	2026	185	24,695
SFB	504	80	2026	403	53,795
UST	240	40	2025	96	12,815
TOTALS	4,636			3,371	449,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	3,371	119.2464	177.98	599,971	1973	2000	0	0	0	25.00	75.00

1 OFFICE 0% - 2026 Heated Area: 2485 HX Base Yr



1485 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/26/2024	KW	LGL DATE		
XF DATE	11/26/2024	KW	LAND DATE	04/24/2026	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	449,978
TOTAL MARKET OB/XF VALUE	9,870
TOTAL LAND VALUE - MARKET	252,220
TOTAL MARKET VALUE	712,068
SOH/AGL Deduction	0
ASSESSED VALUE	712,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	712,068
TOTAL JUST VALUE	712,068
NCON VALUE	361,448
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SA250011434	FLUSH MOUNTED 1/2	1,193	10/14/2025
R240007668	COMMERCIAL REPLAC	17,000	06/27/2024
B951610	CHNGE SRVC	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/1395	10/08/2021	WD	U	I	40	500,000
GRANTOR: JOHNSON FLEET & FARM						
GRANTEE: 996 GREENWOOD ATLAN						
1458/0230	11/09/2006	WD	Q	I		250,000
GRANTOR: FERNANDINA AUTO PARTS						
GRANTEE: JOHNSONS MANAGEMENT						

BUILDING NOTES

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	0803	ASPHALT C	0	0	0	0	5,472.00	SF	2.00	2.00	100	1973	1973	3	68	7,442	
3	0810	CONCRETE A	0	0	0	0	450.00	SF	6.50	6.50	100	2005	2005	3	83	2,428	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-50,70] E50 N35 W21 N8 W6 N3 W9 S11 W14 S35 $
FGR=[YR=2026;ORIG=-50,0] E29 S24 S3 W6 N3 W9 S11 W14 N35 $
SFB=[YR=2026;ORIG=-21,0] E11 E10 S24 W21 N24 $
CAN=[YR=1993;ORIG=-50,0] W4 S74 E54 N4 W50 N35 N35 $
CAN=[YR=2025;ORIG=-50,0] E40 N10 W40 S10 $
UST=[YR=2025;LABEL=Strg container;ORIG=-50,-10] E40 N6 W40 S6 $
SFB=[YR=2026;ORIG=0,24] S11 W21 N8 N3 E21 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,870

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	001700	C	1STORY OFF	0	0003	CI	100.00	110.00	12,611.00	SF		1.00	1.00	1.00	20.00	20.00	252,220							

REVIEW DATE 11/26/2024 BY KW Total Acres: 0.29 Total Land Value: 252,220 Market: 0 Agricultural: 0 Common: 252,220 PRINTED 07/09/2026 BY SYS