BLOCK 239 LOTS 4 5 6 & 7
EX E200 FT OF LOTS 6 & 7
IN OR 1822/570

BARNABAS CENTER INC/
1303 JASMINE ST STE 101
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0239-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

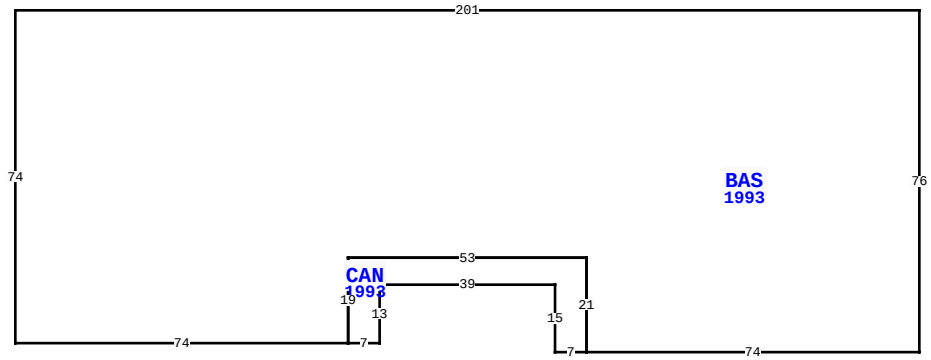
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		29 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,015	100	1993	14,015	782,396
CAN	514	30	1993	154	8,597
TOTALS	14,529			14,169	790,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	14,169	91.2285	136.16	1,929,251	1985	1985	0	0	0	59.00	41.00

4 OFFICE 0% - 0 Heated Area: 14015 HX Base Yr



1303 JASMINE ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,117,955
TOTAL MARKET OB/XF VALUE		108,269
TOTAL LAND VALUE - MARKET		906,050
TOTAL MARKET VALUE		2,132,274
SOH/AGL Deduction		508,588
ASSESSED VALUE		1,623,686
TOTAL EXEMPTION VALUE	35	1,623,686
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,132,274
NCON VALUE		0
INCOME VALUE		807954
PREVIOUS YEAR MKT VALUE		1,692,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151258	6' CL FENCE 50' L	0	06/02/2015
20150786	FIRE SPRNK	4,768	04/13/2015
20141842	REMODEL	2,300	08/20/2014
20140348	SIGN	707	02/19/2014
20131789	REMODEL	18,500	07/29/2013
20131766	H/AC	48,000	07/25/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1822/0570	10/31/2012	WD	U	I	17	697,000
GRANTOR: NASSAU LAND COMPANY L						
GRANTEE: BARNABAS CENTER INC						
1771/0053	12/30/2011	WD	U	I	16	225,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: NASSAU LAND COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W201 S74 E74 CAN=[YR=1993] E7 N13 E39 S15 E7 N21 W53 S19$ N19 E53 S21 E74 N76$.

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	40,575.00	SF	2.00	2.00	100	1993	1993	3	50	40,575	
2	0819	CONC 12"	0	0	0	0	2,148.00	SF	4.75	4.75	100	1985	1985	3	41	4,183	
3	0966	FIRE SPRNK	0	0	0	0	5,906.00	SF	3.00	3.00	100	1985	1985	3	60	10,631	
4	0097	AWNING CN	0	0	0	0	57.00	SF	65.00	65.00	100	1985	1985	3	40	1,482	
5	0402	CONC BUMPE	0	0	0	0	120.00	UT	25.00	25.00	100	1985	1985	3	54	1,620	
6	0940	SHEDS/PORT	0	0	16	5	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
7	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1985	1985	3	21	1,063	
8	0646	LWN SPRK H	0	0	0	0	10.00	UT	2.00	2.00	100	1992	1992	3	85	17	
9	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	1985	1985	3	21	630	
10	0424	CL FNC 6'	0	0	0	0	104.00	LF	23.00	23.00	100	2002	2002	3	52	1,244	

TOTAL OB/XF 61,925

LAND DESCRIPTION

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	MU-1	344.00	260.00	90,605.00	SF		1.00	1.00	1.00	10.00	10.00	906,050							

REVIEW DATE 05/10/2024 BY DC Total Acres: 2.08 Total Land Value: 906,050 Market: 0 Agricultural: 0 Common: 906,050 PRINTED 07/09/2026 BY SYS

BLOCK 239 LOTS 4 5 6 & 7
EX E200 FT OF LOTS 6 & 7
IN OR 1822/570

BARNABAS CENTER INC/
1303 JASMINE ST STE 101
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0239-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

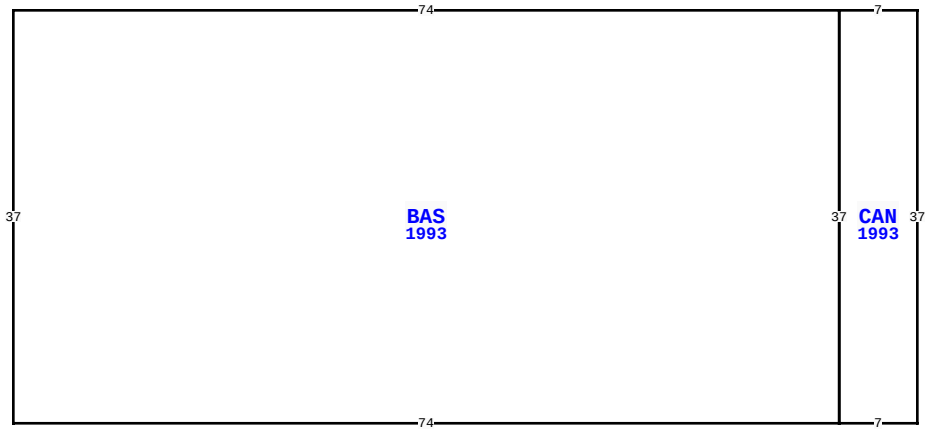
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,738	100	1993	2,738	159,743
CAN	259	30	1993	78	4,551
TOTALS	2,997			2,816	164,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,816	95.3420	142.30	400,717	1985	1985	0	0	0	59.00	41.00

5 OFFICE 0% - 0 Heated Area: 2738 HX Base Yr



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

1303 JASMINE ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,117,955
TOTAL MARKET OB/XF VALUE		108,269
TOTAL LAND VALUE - MARKET		906,050
TOTAL MARKET VALUE		2,132,274
SOH/AGL Deduction		508,588
ASSESSED VALUE		1,623,686
TOTAL EXEMPTION VALUE	35	1,623,686
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,132,274
NCON VALUE		0
INCOME VALUE		807954
PREVIOUS YEAR MKT VALUE		1,692,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131726	FIRE SPRNK	8,500	07/23/2013
20131701	REMODEL	15,000	07/19/2013
02131653	REMODEL	245,000	07/15/2013
20131476	REPAIR/RRF	0	06/26/2013
20130027	DEMOLITION	5,000	01/04/2013
20121520	INSTALL WTR HEATE	750	07/27/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1822/0570	10/31/2012	WD	U	I	17	697,000
GRANTOR: NASSAU LAND COMPANY L						
GRANTEE: BARNABAS CENTER INC						
1771/0053	12/30/2011	WD	U	I	16	225,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: NASSAU LAND COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W7 BAS=[YR=1993] W74 S37 E74 N37$ S37 E7 N37$.

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
11	0462	ST/AL FNC	0	0	8	4	32.00	SF	10.00	10.00	100	2005	2005	3	32	102	
12	0422	CL FNC 4'	0	0	0	0	201.00	LF	15.00	15.00	100	2005	2005	3	61	1,839	
13	0424	CL FNC 6'	0	0	0	0	93.00	LF	20.00	20.00	100	2010	2010	3	74	1,376	
14	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2005	2005	3	61	549	
15	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2002	2002	3	52	780	
16	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2002	2002	3	52	624	
17	0966	FIRE SPRNK	0	0	0	0	13,437.00	SF	3.00	3.00	100	2014	2014	3	93	37,489	
18	0424	CL FNC 6'	0	0	0	0	45.00	LF	20.00	20.00	100	2015	2015	3	85	765	
19	0940	SHEDS/PORT	0	0	11	10	110.00	SF	30.00	30.00	100	2015	2015	3	60	1,980	
20	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2010	2010	3	35	840	

TOTAL OB/XF 46,344

LAND DESCRIPTION

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

REVIEW DATE 05/10/2024 BY DC Total Acres: 2.08 Total Land Value: 906,050 Market: 0 Agricultural: 0 Common: 906,050 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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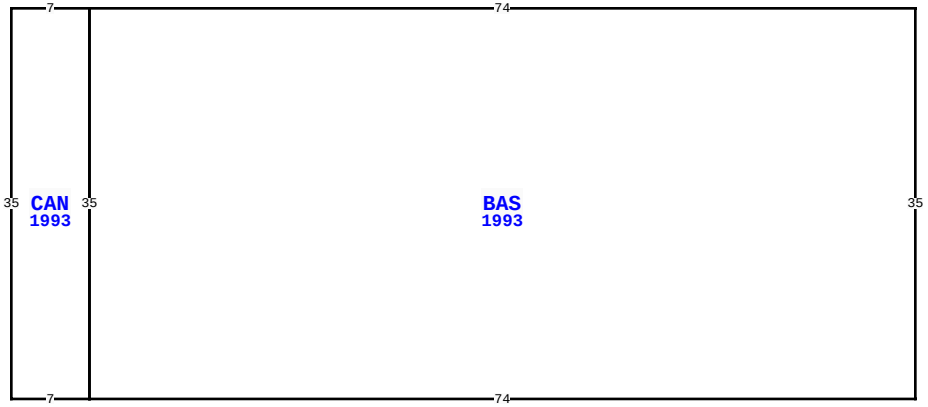
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,590	100	1993	2,590	158,149
CAN	245	30	1993	74	4,519
TOTALS	2,835			2,664	162,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,664	99.7880	148.93	396,750	1985	1985	0	0	0	59.00	41.00

6 OFFICE 0% - 0 Heated Area: 2590 HX Base Yr



1303 JASMINE ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,117,955
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,132,274
NCON VALUE		0
INCOME VALUE		807954
PREVIOUS YEAR MKT VALUE		1,692,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100010	XFOB	1,530	01/05/2010
20081197	REPAIR/RRF	37,600	07/25/2008
20052972	XFOB	6,000	11/07/2005
20052850	H/AC	4,000	10/13/2005
20041135	SIGNS	1,000	06/18/2004
20012113	REMODEL	1,000	09/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1822/0570	10/31/2012	WD	U	I	17	697,000
GRANTOR: NASSAU LAND COMPANY L						
GRANTEE: BARNABAS CENTER INC						
1771/0053	12/30/2011	WD	U	I	16	225,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: NASSAU LAND COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W74 CAN=[YR=1993] W7 S35 E7 N35$ S35 E74 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/10/2024 BY DC Total Acres: 2.08 Total Land Value: 906,050 Market: 0 Agricultural: 0 Common: 906,050 PRINTED 07/09/2026 BY SYS