

HEARD LEASING LLC
P O BOX 693
FERNANDINA BEACH, FL 32035-0693

00-00-31-1800-0244-0010

NASSAU COUNTY PROPERTY					PAGE 1 of 4		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				1,087,942				
TOTAL MARKET OB/XF VALUE				24,100				
TOTAL LAND VALUE - MARKET				1,384,600				
TOTAL MARKET VALUE				2,496,642				
SOH/AGL Deduction				1,121,514				
ASSESSED VALUE				1,375,128				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				1,375,128				
TOTAL JUST VALUE				2,496,642				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				2,066,024				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
20230029		METAL REROOF					10/04/2023	
20211075		REPAIR-FRONT PORC			6,000		03/31/2021	
20141310		H/AC			3,590		06/17/2014	
20130464		H/AC			4,601		03/07/2013	
20070479		REPAIR/RRF			6,800		03/22/2007	
20060237		REMODEL			2,000		01/27/2006	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1704/0407		10/08/2010		WD	U	I	30	100
GRANTOR: HEARD JOHN H								
GRANTEE: HEARD LEASING LLC								
0441/0203		12/01/1984		FS	U	I		100
GRANTOR:								
GRANTEE:								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W14 BAS=[YR=2000] N10 W7 S10 E7 \$ W7N10 W14 S5 W23 S28E3 S1 FOP=[YR=1993] W13 CAN=[YR=1993] N8 W21 S23 E21 N15 \$ S8 E13 N8 \$ S42 UOP=[YR=1993] S7 E55 N35 W7 S28 W48 \$ E48 N28 E7 N38 \$ PTR= E15 FUS=[YR=1993] E12 N22 E37 S22 E6S26 FOP=[YR=1993] S25 W55 N7 E48 N18E7 \$ W7 S18 W48 N44 \$ W15 \$.								
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
84,600								
Common: 1,384,600 PRINTED 07/09/2026 BY SYS								

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 4																															
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																													
Exterior Wall	12	CEDAR 100								1701	04	504	93.0668	138.90	70,006	1900	1980	0	0	0	72.00	28.00	VALUATION BY								STANDARD																				
Roof Structure	04	WOOD TRUSS 100								2 OFFICE 0% - 0														Heated Area: 504														HX Base Yr													
Roof Cover	12	MODULAR MT 100								28 18 BAS 1993 28														Tax Group: 2														Tax Dist:													
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE														1,087,942													
Interior Floor	14	CARPET 100																						TOTAL MARKET OB/XF VALUE														24,100													
Ceiling	02	F.NOT SUS 100																						TOTAL LAND VALUE - MARKET														1,384,600													
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE														2,496,642													
Heating Type	03	FORCED AIR 100																						SOH/AGL Deduction														1,121,514													
Fixtures		2 100																						ASSESSED VALUE														1,375,128													
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE														0													
Common Wall		9 100																						BASE TAXABLE VALUE														1,375,128													
Story Height		10 100																						TOTAL JUST VALUE														2,496,642													
RMS		2 100								NCON VALUE														0																											
Stories	1.	1. 100								INCOME VALUE																																									
Units		0 100								PREVIOUS YEAR MKT VALUE														2,066,024																											
BUD8 Adjustme	02	DIST FB 100																																																	
Occupancy	00	NONE 100																																																	
Quality	03	Quality Level 03																																																	
DOR CODE	7600	MORTUARY/CEMETERY																																																	
MAP NUM						MKT AREA								01																																					
NEIGHBORHOOD/LOC	1005.00																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	504	100	1993	504	19,602																																														
TOTALS	504			504	19,602																																														
EXTRA FEATURES					1305 ATLANTIC AV, FERNANDINA BEACH										BLD DATE		05/16/2024		REA		LGL DATE				05/06/2026		DC																								
															XF DATE		09/29/2021		KK		LAND DATE																														
															INC DATE						AG DATE																														
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	1241	WD DECK G	0	0	18	5	90.00	UT	11.50	11.50	100	1993	1993	3	20	207																																			
12	0097	AWNING CN	0	0	0	0	16.00	SF	65.00	65.00	100	1993	1993	3	40	416																																			
13	1241	WD DECK G	0	0	6	10	60.00	UT	11.50	11.50	100	1993	1993	3	20	138																																			
14	1241	WD DECK G	0	0	4	19	76.00	UT	11.50	11.50	100	1993	1993	3	20	175																																			
15	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	1993	1993	3	40	130																																			
16	1241	WD DECK G	0	0	0	0	255.00	UT	11.50	11.50	100	1993	1993	3	20	587																																			
17	0097	AWNING CN	0	0	0	0	15.00	SF	65.00	65.00	100	1993	1993	3	40	390																																			
18	1241	WD DECK G	0	0	5	3	15.00	UT	11.50	11.50	100	1993	1993	3	20	35																																			
19	1241	WD DECK G	0	0	6	9	54.00	UT	11.50	11.50	100	1993	1993	3	20	124																																			
20	1241	WD DECK G	0	0	4	8	32.00	UT	11.50	11.50	100	1993	1993	3	20	74																																			
LAND DESCRIPTION										TOTAL OB/XF										2,276																															
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	DENSITY	DECL	FRZ	YR	CONSRV																											

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[illegible]

BLK 244 LOT 1
IN OR 1704/407
CITY OF FDNA BEACH S/D OF

HEARD LEASING LLC
P O BOX 693
FERNANDINA BEACH, FL 32035-0693

2026

00-00-31-1800-0244-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	2	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	7600	MORTUARY/CEMETERY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	387	100	1994	387	36,506
SFB	90	80	1994	72	6,792
TOTALS	477			459	43,297

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
31	1241	WD DECK G	0	0	0	0	20.00	UT	11.50	11.50	100	2005	2005	3

LAND DESCRIPTION														
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
1701	04	459	98.7525	147.39	67,652	1994	1994	0	0	0	36.00	64.00		
4 OFFICE 0% - 0 Heated Area: 459 HX Base Yr														
1305 ATLANTIC AV, FERNANDINA BEACH														

BLD DATE	05/16/2024	REA	LGL DATE		
XF DATE	09/29/2021	KK	LAND DATE	05/06/2026	DC
INC DATE			AG DATE		

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BASE TAXABLE VALUE										1,375,128				
TOTAL JUST VALUE										2,496,642				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										2,066,024				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
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GRANTOR: HEARD JOHN H									
GRANTEE: HEARD LEASING LLC									
0441/0203	12/01/1984	FS	U	I		100			
GRANTOR:									
GRANTEE:									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1994] W9 S6 W2 U3 L3 SFB=[YR=1994] N5 W9 S10 E9 N5\$ S5 W1 S20 E15 N28\$.														