BLK 244 TRACT A OF LOT 10 &
S 31 FT OF TRACT B OF LOT 10
IN OR 2035/1977

EMIMAT LLC
PO BOX 638
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0244-10A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

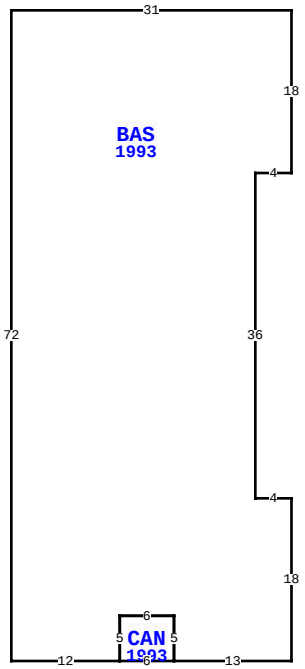
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	10	TERRAZZO 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	2,058	100	1993	2,058	61,931
CAN	30	30	1993	9	271
TOTALS	2,088			2,067	62,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,067	96.0120	143.30	296,201	1958	1975	0	0	0	79.00	21.00

1 OFFICE 0% - 0 Heated Area: 2058 HX Base Yr



1333 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	06/15/2021	KK	LGL DATE	
XF DATE	06/15/2021	KK	LAND DATE	05/06/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,202
TOTAL MARKET OB/XF VALUE	3,177
TOTAL LAND VALUE - MARKET	355,215
TOTAL MARKET VALUE	420,594
SOH/AGL Deduction	151,041
ASSESSED VALUE	269,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,553
TOTAL JUST VALUE	420,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122071	OTHER	800	10/08/2012
20111140	REMODEL	2,300	07/13/2011
20061663	SIGN	1,170	07/13/2006
20052713	H/AC	2,000	09/23/2005
7467	REPAIR/RRF	1,950	12/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/1977	3/23/2016	WD	Q	I	01	195,000
GRANTOR: GILDENSTON JAMES R &						
GRANTEE: EMIMAT LLC						
1447/0006	9/25/2006	QC	Q	I	01	100
GRANTOR: GILDENSTON JAMES R &						
GRANTEE: GILDENSTON JAMES R						

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	1,924.00	SF	2.00	2.00	100	2000	2000	3	50	1,924	
2	0810	CONCRETE A	0	0	0	0	276.00	SF	6.50	6.50	100	1990	1990	3	54.5	978	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2000	2000	3	81	101	
4	0479	VF PICKET	0	0	0	0	25.00	LF	5.00	5.00	100	2005	2005	3	61	76	
5	0681	POLE SHED	0	0	5	5	25.00	SF	15.00	15.00	100	2000	2000	3	26	98	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S72 E12 CAN=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E13 N18 W4 N36 E4 N18 $.

LAND DESCRIPTION

TOTAL OB/XF 3,177

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			10,149.00	SF		1.00	1.00	1.00	35.00	35.00	355,215							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.23 Total Land Value: 355,215 Market: 0 Agricultural: 0 Common: 355,215 PRINTED 07/09/2026 BY SYS