BLOCK 270 LOTS 27 & 28
IN OR 2661/975
CITY OF FDNA BEACH

ROMAN PM LLC
8691 HEATHER RUN DRIVE SOUTH
JACKSONVILLE, FL 32256

2026

00-00-31-1800-0270-0270

BUILDING CHARACTERISTICS

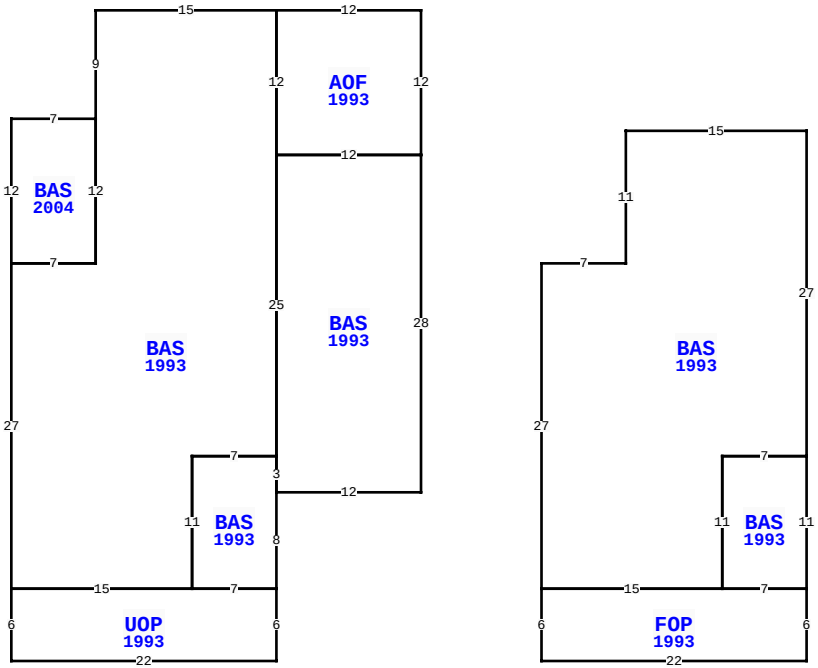
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	100	1993	144	16,907
BAS	77	100	1993	77	9,041
BAS	77	100	1993	77	9,041
BAS	336	100	1993	336	39,451
BAS	682	100	1993	682	80,075
BAS	832	100	1993	832	97,688
BAS	84	100	2004	84	9,863
FOP	132	30	1993	40	4,697
UOP	132	20	1993	26	3,053
TOTALS	2,496			2,298	269,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,298	105.7749	156.55	359,752	1900	2000	0	0	0	25.00	75.00

1 RETAILSTOR 0% - 2024 Heated Area: 2232 HX Base Yr



218 ASH ST, FERNANDINA BEACH

BLD DATE	12/12/2024	KW	LGL DATE		
XF DATE	12/12/2024	KW	LAND DATE	05/29/2026	DC
INC DATE	05/13/2023	REA	AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	394,115
TOTAL MARKET OB/XF VALUE	17,875
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	761,990
SOH/AGL Deduction	0
ASSESSED VALUE	761,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	761,990
TOTAL JUST VALUE	761,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	728,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0	Wood/ poly coated	0	12/21/2023
20150234	BRIGHT MORNINGS	0	02/05/2015
20112288	ADDITION	40,000	12/28/2011
20112289	REPAIR/RRF	5,500	12/28/2011
20101015	REPAIR/RRF	1,500	06/17/2010
20090031	REPAIR/RRF	1,000	01/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/975	8/15/2023	WD	Q	I	01	890,000
GRANTOR: DONGO JULIO LIVING TR						
GRANTEE: ROMAN PM LLC						
1754/1419	9/01/2011	WD	Q	I	02	500,000
GRANTOR: GOLDMAN LOUIS E JR &						
GRANTEE: DONGO JULIO TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;LABEL=unit:218A;ORIG=-12,0] W15 S9 S12 W7 S27 E15 N11 E7 N25 N12 $
BAS=[YR=1993;LABEL=unit:218b;ORIG=10,21] E7 N11 E15 S27 W7 S11 W15 N27 $
BAS=[YR=1993;LABEL=unit:218-c;ORIG=-12,40] E12 N28 W12 S25 S3 $
AOF=[YR=1993;ORIG=0,0] W12 S12 E12 N12 $
UOP=[YR=1993;ORIG=-34,48] S6 E22 N6 W7 W15 $
FOP=[YR=1993;ORIG=32,48] S6 W22 N6 E15 E7 $
BAS=[YR=2004;ORIG=-27,9] W7 S12 E7 N12 $
BAS=[YR=1993;LABEL=strs;ORIG=-12,48] N8 N3 W7 S11 E7 $
BAS=[YR=1993;ORIG=32,37] S11 W7 N11 E7 $

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	0811	CONCRETE B	0	0	21	27	567.00	SF	5.20	5.20	100	1984	1984	3	38	1,120	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	64	640	
3	1242	WD DECK A	0	0	0	0	233.00	SF	10.00	10.00	100	2000	2000	3	20	466	
4	0097	AWNING CN	0	0	3	10	30.00	SF	65.00	65.00	100	2000	2000	3	40	780	
5	0825	BRICK	0	0	0	0	870.00	SF	12.50	12.50	100	1995	1995	3	89	9,679	
6	1076	TRELLIS A	0	0	12	13	156.00	SF	7.50	7.50	100	2000	2000	3	85	995	
7	0851	PATIO STON	0	0	6	8	48.00	SF	0.75	0.75	100	2000	2000	3	75	27	
8	0462	ST/AL FNC	0	0	47	6	282.00	SF	10.00	10.00	100	2000	2000	3	26	733	
9	0443	STK FNC 6'	0	0	0	0	16.00	LF	10.00	10.00	100	2005	2005	3	21	34	
10	0964	HALON SYST	2	0	6	3	18.00	SF	50.00	50.00	100	2005	2005	3	83	747	

LAND DESCRIPTION

TOTAL OB/XF 15,221

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	001100	C	STORE 1FLR	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	70.00	70.00	350,000							

REVIEW DATE 12/12/2024 BY KW Total Acres: 0.07 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

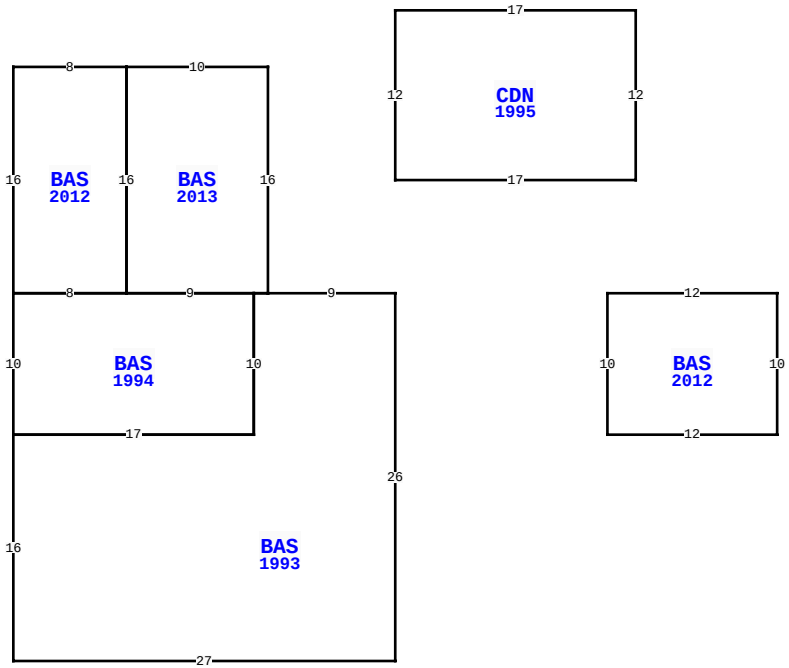
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	07	CORK/VTILE 80
Interior Floo	03	CONC FINSH 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	1993	532	55,993
BAS	170	100	1994	170	17,892
BAS	120	100	2012	120	12,630
BAS	128	100	2012	128	13,472
BAS	160	100	2013	160	16,840
CDN	204	35	1995	71	7,473
TOTALS	1,314			1,181	124,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2102	04	1,181	116.9438	233.89	276,224	1984	2000	0	0	0	55.00	45.00

2 RSTARANT 2 0% - 2024 Heated Area: 1110 HX Base Yr



218 ASH ST, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	761,990
TOTAL JUST VALUE	761,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	728,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080454	REPAIR/RRF	1,100	03/18/2008
20071192	H/AC	1,650	06/27/2007
20052902	SIGN	1,000	10/21/2005
20032307	ADDITION	5,000	01/08/2003
20010658	XFOB	2,000	04/16/2001
20010665	XFOB	1,000	04/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/975	8/15/2023	WD	Q	I	01	890,000
GRANTOR: DONGO JULIO LIVING TR						
GRANTEE: ROMAN PM LLC						
1754/1419	9/01/2011	WD	Q	I	02	500,000
GRANTOR: GOLDMAN LOUIS E JR &						
GRANTEE: DONGO JULIO TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;LABEL=kitchen;ORIG=0,0] W9 W1 S10 W17 S16 E27 N26 $
CDN=[YR=1995;ORIG=17,-8] N12 W17 S12 E17 $
BAS=[YR=1994;ORIG=-27,0] S10 E17 N10 W9 W8 $
BAS=[YR=2013;ORIG=-9,0] N16 W10 S16 E9 E1 $
BAS=[YR=2012;ORIG=-19,-16] W8 S16 E8 N16 $
BAS=[YR=2012;LABEL=restroom;ORIG=15,0] E12 S10 W12 N10 $
.

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	16	6	96.00	SF	10.00	10.00	100	2005	2005	3	32	307	
12	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2011	2011	3	93	70	
13	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	100	2012	2012	3	91	946	
14	1076	TRELLIS A	0	0	8	4	32.00	SF	7.50	7.50	100	2012	2012	3	90	216	
15	1076	TRELLIS A	0	0	10	6	60.00	SF	7.50	7.50	100	2012	2012	3	90	405	
16	0810	CONCRETE A	0	0	0	0	120.00	SF	6.50	6.50	100	2012	2012	3	91	710	

LAND DESCRIPTION

TOTAL OB/XF 2,654

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 12/12/2024 BY KW Total Acres: 0.07 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS