

DOC SS FLORIDA INVESTMENTS LLC
85109 HARTS RD
YULEE, FL 32097

00-00-31-1800-0271-0201

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	15				
Roof Structure	01				
Roof Cover	04				
Interior Wall	01				
Interior Floor	03				
Ceiling	01				
Air Condition	01				
Heating Type	01				
Plumbing Frame	03				
Story Height					
RMS Stories Class					
Units					
BUD8 Adjustme					
Occupancy					
Quality					
DOR CODE					
MAP NUM					
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,975	100	1993	2,975	21,521
TOTALS	2,975			2,975	21,521

CONSTRUCTION

CONC BLOCK 100	FLAT 100	BUILT-UP 100	MINIMUM 100	CONC FINSH 100	FIN.SUSPD 100	NONE 100	NONE 100	MASONRY 100	13 100	1 100	1. 100	. 100	0 100	DIST FB 100	NONE 100	Quality Level 03	WAREHOUSE-STORAGE	MKT AREA	01	1004.00
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,975	76.1460	36.17	107,606	1974	1974	0	0	0	80.00	20.00

1 STOR WAREH 0% - 0

Heated Area: 2975

HX Base Yr

BAS
1993

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,521
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	168,960
TOTAL MARKET VALUE	190,481
SOH/AGL Deduction	98,215
ASSESSED VALUE	92,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,266
TOTAL JUST VALUE	190,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,690

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1896/0498	1/01/2014	QC	U	I	11	100

GRANTOR: SAVEDOFF STUART

GRANTEE: DOC SS FLORIDA INVE

0856/0344 11/18/1998 WD Q I 92,000

GRANTOR: HAWKINS CAROLYN A

GRANTEE: SAVEDOFF STUART

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 D50 L29 E74 N50\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004800	C	WAREHOUSE	0	0003	MU-1	50.00	52.00	3,072.00	SF		1.00	1.00	1.00	55.00	55.00	168,960							

EXTRA FEATURES

131 S 2ND ST, FERNANDINA BEACH

BLD DATE 01/07/2022 XF DATE 01/07/2022 INC DATE KK KK LGL DATE LAND DATE AG DATE

TOTAL OB/XF

0

REVIEW DATE 01/01/2023 BY CD

Total Acres: 0.00 Total Land Value: 168,960 Market: 0 Agricultural: 0 Common: 168,960 PRINTED 07/09/2026 BY SYS