

PT SEC 26-2N-28E & PT SEC 40-2N-
IN OR 2019/1054 (EX OR 2521/1921
OR 2534/640, & OR 2665/765, & OR

GATA HOLDINGS LLC
95269 BARNWELL RD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-0000-0009-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	4870	PREFAB WAREHOUSE

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,977	100	2018	4,977	166,250
CAN	800	30	2018	240	8,017
GOF	693	210	2018	1,455	48,602
GOF	330	210	2025	693	23,149
UUS	693	50	2018	346	11,557

TOTALS	7,493			7,711	257,576
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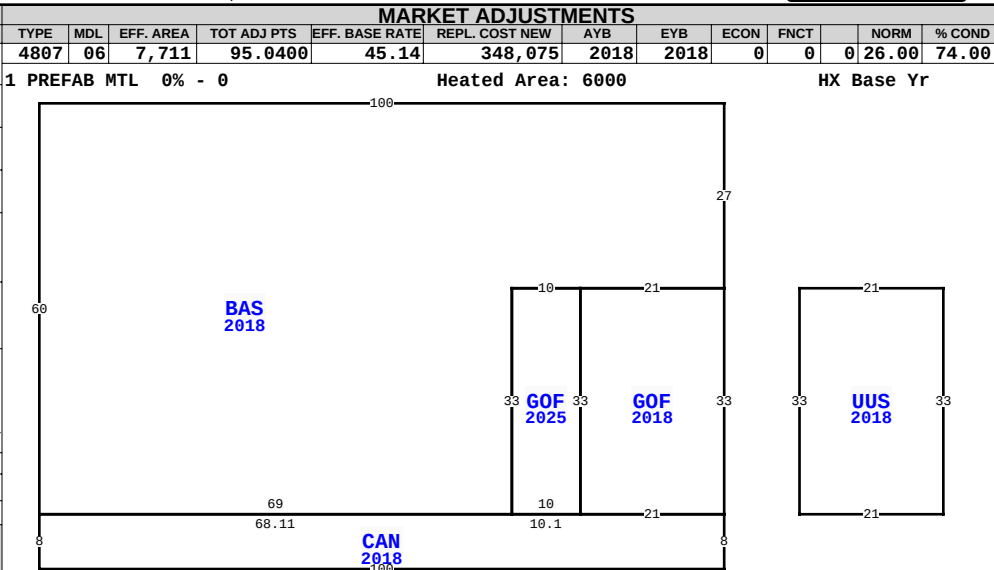
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	31,263.00	SF	2.00	2.00	100	2018	2018	3	78	48,770	
2	0812	CONCRETE C	0	0	0	0	596.00	SF	4.00	4.00	100	2018	2018	3	96	2,289	
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2018	2018	3	100	400	
4	0810	CONCRETE A	0	0	22	12	264.00	SF	6.50	6.50	100	2018	2018	3	96	1,647	
5	0430	CL FNC 6B	0	0	0	0	950.00	LF	9.70	9.70	100	2018	2018	3	90	8,294	
6	0422	CL FNC 4'	0	0	0	0	550.00	LF	15.00	15.00	100	2018	2018	3	90	7,425	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	90	270	
8	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	100	2018	2018	3	81	9,720	
9	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	2018	2018	3	90	630	
10	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	2018	2018	3	90	630	

LAND DESCRIPTION

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
1	004800	C	WAREHOUSE	0		CN	0.00	0.00	110,642.00	SF		1.00	1.00	0.75	13.00	9.75	1,078,760							
2	009602	C	RETENTION PO	0		CN	0.00	0.00	0.87	AC		1.00	1.00	1.00	100.00	100.00	87							
3	009400	C	RIGHT-OF-WAY	0		CN			0.51	AC		1.00	1.00	1.00	100.00	100.00	51							

REVIEW DATE	12/30/2024	BY	KW
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BLD DATE	12/30/2024	KW	LGL DATE	
XF DATE	12/30/2024	KW	LAND DATE	04/14/2026
INC DATE			AG DATE	DC

942350 OLD NASSAUVILLE RD, FERNANDINA BEACH

TOTAL OB/XF																	80,075
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
1	0803	ASPHALT C	0	0	0	0	31,263.00	SF	2.00	2.00	100	2018	2018	3	78	48,770	
2	0812	CONCRETE C	0	0	0	0	596.00	SF	4.00	4.00	100	2018	2018	3	96	2,289	
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2018	2018	3	100	400	
4	0810	CONCRETE A	0	0	22	12	264.00	SF	6.50	6.50	100	2018	2018	3	96	1,647	
5	0430	CL FNC 6B	0	0	0	0	950.00	LF	9.70	9.70	100	2018	2018	3	90	8,294	
6	0422	CL FNC 4'	0	0	0	0	550.00	LF	15.00	15.00	100	2018	2018	3	90	7,425	
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10	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	2018	2018	3	90	630	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 2	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		257,576	
TOTAL MARKET OB/XF VALUE		80,660	
TOTAL LAND VALUE - MARKET		1,078,898	
TOTAL MARKET VALUE		1,417,134	
SOH/AGL Deduction		646,451	
ASSESSED VALUE		770,683	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		770,683	
TOTAL JUST VALUE		1,417,134	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,404,145	

TRIM ALL (OFFICES & WAREHOUSE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012740	SIGN FLUSH MOUNT	1,689	11/13/2024
B240010633	ADD ADDITIONAL OF	89,000	09/17/2024
18001477	NEW CONSTR-TRIM A	323,431	04/13/2018
18001481	NEW CONSTR	353,164	01/12/2018
18000264	NEW CONSTR-TRIM A	0	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2019/1054	12/16/2015	WD	Q	V	01	250,000

GRANTOR: LIVING WATERS WORLD 0

GRANTEE: GATA HOLDINGS LLC

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BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W100 S60 E69 N33 E10 E21 N27 \$
CAN=[YR=2018;ORIG=-100,60] S8 E100 N8 W21 W10.1 W68.11 \$
GOF=[YR=2018;ORIG=0,60] N33 W21 S33 E21 \$
UUS=[YR=2018;ORIG=11,27] E21 S33 W21 N33 \$
GOF=[YR=2025;ORIG=-31,27] E10 S33 W10 N33 \$

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