

**GATES OF FERNANDINA LLC/
P.O. BOX 56678
JACKSONVILLE, FL 32241**

40-2N-28-0000-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	15	1602	04	13,503	106.9160	118.68	1,602,536	2007	2007	0	0	0	22.50	77.50	VALUATION BY														
Roof Structur	09	3 NBHD SHOP 0% - 0													DIRECT_CAP														
Roof Cover	12	Heated Area: 13144													HX Base Yr														
Interior Wall	05	ULP 2008																											
Interior Wall	08	BAS 2007																											
Interior Floo	03	BAS 2019																											
Interior Floo	11	BAS 2020																											
Ceiling	04	BAS 2009																											
Air Condition	04	BAS 2009																											
Heating Type	04	BAS 2009																											
Fixtures	28	BAS 2009																											
Frame	03	BAS 2009																											
Story Height	18	BAS 2009																											
RMS	12	BAS 2009																											
Stories	1.	BAS 2009																											
Units	0	BAS 2009																											
Occupancy	00	BAS 2009																											
Quality	03	BAS 2009																											
DOR CODE	1600	BAS 2009																											
MAP NUM		BAS 2009																											
NEIGHBORHOOD/LOC	4002.00	BAS 2009																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	4,960	100	2007	4,960	456,206																								
BAS	1,178	100	2009	1,178	108,349																								
BAS	2,916	100	2009	2,916	268,205																								
BAS	2,540	100	2019	2,540	233,621																								
BAS	1,550	100	2020	1,550	142,564																								
CAN	234	30	2007	70	6,439																								
CAN	360	30	2007	108	9,933																								
FST	60	50	2008	30	2,759																								
PTO	96	5	2007	5	460																								
PTO	438	5	2007	22	2,024																								
TOTALS	15,156			13,503	1,241,965																								
EXTRA FEATURES					474347 SR 200, FERNANDINA BEACH										BLD DATE 07/23/2020 KK LGL DATE 04/16/2026 DC														
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	23,057.00	SF	2.00	2.00	100	2007	2007	3	56	25,824													
2	0400	CONC CURB	0	0	0	0	1,011.00	LF	15.00	15.00	100	2007	2007	3	89	13,497													
3	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2007	2007	3	89	423													
4	0443	STK FNC 6'	0	0	0	0	300.00	LF	10.00	10.00	100	2007	2007	3	24	720													
5	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	2007	2007	3	66	15,028													
6	0810	CONCRETE A	0	0	0	0	189.00	SF	6.50	6.50	100	2007	2007	3	86	1,057													
7	0443	STK FNC 6'	0	0	0	0	59.00	LF	10.00	10.00	100	2007	2007	3	24	142													
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2007	2007	3	66	792													
9	0812	CONCRETE C	0	0	0	0	2,003.00	SF	4.00	4.00	100	2007	2007	3	86	6,890													
10	0462	ST/AL FNC	0	0	0	0	284.00	SF	10.00	10.00	100	2007	2007	3	40	1,136													
LAND DESCRIPTION										TOTAL OB/XF 65,509																			
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001600	C	SH CTR COM	0	0004	CG	0.00	0.00	56,250.00	SF		1.00	1.00	1.00	16.00	16.00	900,000												

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REVIEW DATE 01/01/2023 BY CD Total Acres: 1.29 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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