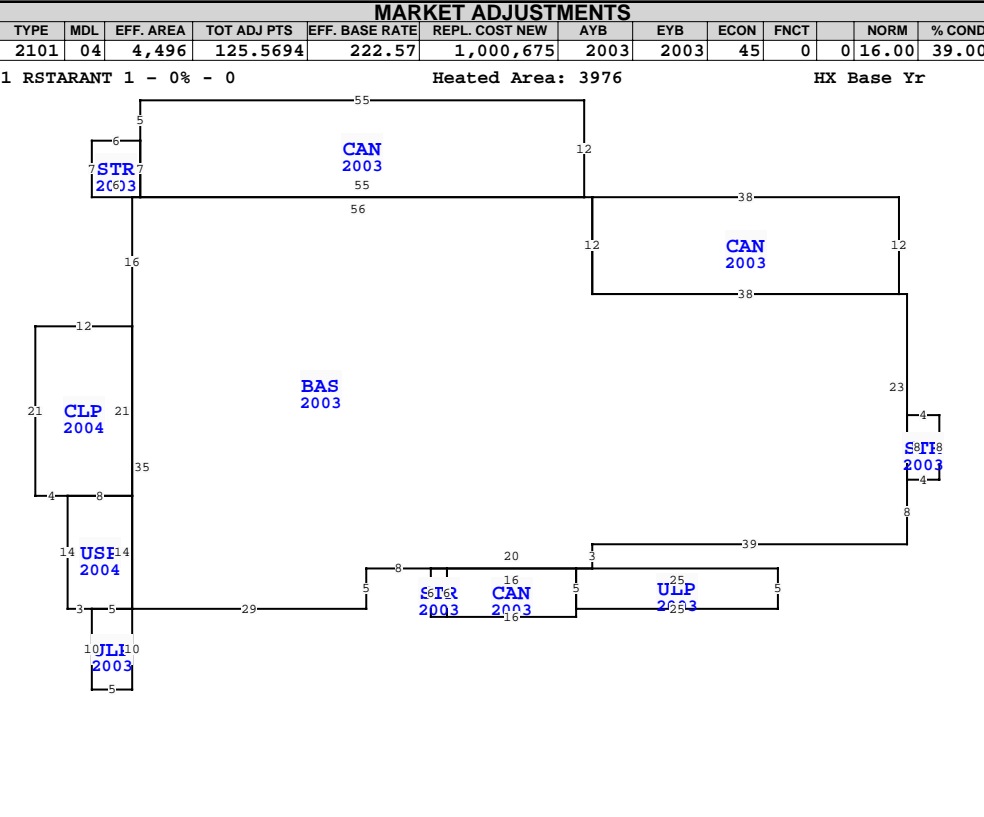


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	13 STAND SEAM 100
Interior Wall	06 CUST PANEL 50
Interior Wall	08 DECORATIVE 50
Interior Floor	04 C ABOVE GD 90
Interior Floor	11 CLAY TILE 10
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	23 100
Frame	02 WOOD FRAME 100
Story Height	11 100
RMS	5 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	2100 RESTAURANTS/CAFE
MAP NUM	MKT AREA 01



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		2
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	390,263	
TOTAL MARKET OB/XF VALUE	48,511	
TOTAL LAND VALUE - MARKET	385,500	
TOTAL MARKET VALUE	824,274	
SOH/AGL Deduction	13,941	
ASSESSED VALUE	810,333	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	810,333	
TOTAL JUST VALUE	824,274	
NCON VALUE	0	
INCOME VALUE	840,366	
PREVIOUS YEAR MKT VALUE	887,615	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,976	100	3,976	345,126
CAN	96	30	29	2,517
CAN	456	30	137	11,892
CAN	660	30	198	17,187
CLP	252	30	76	6,597
STR	12	10	1	87
STR	32	10	3	261
STR	42	10	4	347
ULP	50	15	8	695
ULP	125	15	19	1,649
TOTALS	5,813		4,496	390,263

** This building has 11 Sub-Areas
960030 GATEWAY BLVD, FERNANDINA BEACH
BLD DATE 11/19/2019 KK LGL DATE 11/19/2019
XF DATE 11/19/2019 KK LAND DATE 11/19/2019
INC DATE AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190032	REMODEL	10,000	04/15/2019
20150714	H/AC	14,000	04/06/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1149	2/08/2019	WD	U	I	11	100
GRANTOR: BARBARA JEANS REAL ES						
GRANTEE: ANDERSON JON MICHAEL						
2254/0568	2/08/2019	WD	Q	I	01	800,000
GRANTOR: BARBARA JEANS REAL ES						
GRANTEE: ANDERSON JON MICHAEL						

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	22,028.00	SF	2.00	2.00	100	2003	2003	3	54	23,790	
2	0400	CONC CURB	0	0	0	917.00	LF	15.00	15.00	100	2003	2003	3	88	12,104	
3	0402	CONC BUMPE	0	0	0	5.00	UT	25.00	25.00	100	2003	2003	3	88	110	
4	0812	CONCRETE C	0	0	0	1,284.00	SF	4.00	4.00	100	2003	2003	3	84	4,314	
5	0810	CONCRETE A	0	0	9	108.00	SF	6.50	6.50	100	2003	2003	3	84	590	
6	0810	CONCRETE A	0	0	18	180.00	SF	6.50	6.50	100	2003	2003	3	84	983	
7	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	64	384	
8	0446	BOX FNC 6'	0	0	0	45.00	LF	20.00	20.00	100	2003	2003	3	22	198	
9	1126	CB/STC 8"	0	0	0	148.00	SF	8.00	8.00	100	2003	2003	3	84	995	
10	0810	CONCRETE A	0	0	0	30.00	SF	6.50	6.50	100	2003	2003	3	84	164	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W1 CAN=[YR=2003] N12 W38 S12 E38\$ W38 N12 W1 CAN=[YR=2003] N12 W55 S5 STR=[YR=2003] W6 S7 E6 N7\$ S7 E55\$ W56 S16 CLP=[YR=2004] W12 S21 E4 USP=[YR=2004] S14 E3 ULP=[YR=2003] S10 E5 N10 W5\$ E5 N14 W8\$ E8 N21\$ S35 E29 N5 E8 STR=[YR=2003] S6 E2 CAN=[YR=2003] E16 N1 ULP=[YR=2003] E25 N5 W25 S5\$N5 W16 S6\$ N6 W2\$ E20 N3 E39 N8 STR=[YR=2003] E4 N8 W4 S8\$ N23\$.	

LAND DESCRIPTION		TOTAL OB/XF														43,632								
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	002100	C	RESTAURANT	0	0004	C-2	0.00	0.00	51,400.00	SF		1.00	1.00	0.75	10.00	7.50	385,500							

