

LOTS 12 & 13
SUB OF SEC 30 R/P OF LOT 11
DBK 102/389

ANDREE STUDIOS INC
2797 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0680-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 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		8 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	748	185	1,384	134,904
BAS	1,640	100	1,640	159,857
CAN	13	30	4	390
TOTALS	2,401		3,028	295,152

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	3,502.00	SF	2.00	2.00	100	1984
3	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	1984
4	0978	SECURTY LT	0	0	0	2.00	UT	225.00	225.00	100	2000
5	6001	ROLLUP DR	0	0	0	2.00	UT	400.00	400.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0003	CI	100.00	100.00	12,553.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	06	3,028	120.0571	105.95	320,817	1984	2010	0	0	8.00	92.00
1 SERV SHOP - 0% - 0 Heated Area: 2388 HX Base Yr											
1651 S 8TH ST, FERNANDINA BEACH											
BLD DATE 01/12/2021 XF DATE 01/12/2021 INC DATE 05/25/2023 DC											

TOTAL OB/XF											
4,574											

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4,574											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		286,418	
SOH/AGL Deduction		0	
ASSESSED VALUE		286,418	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		286,418	
TOTAL JUST VALUE		286,418	
NCON VALUE		0	
INCOME VALUE		286,418	
PREVIOUS YEAR MKT VALUE		286,405	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009405	REMODEL	16,551	11/10/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2400/1938	10/16/2020	WD	Q	I	01
GRANTOR: BETOM INC					
GRANTEE: ANDREE STUDIOS INC					
1892/0601	11/22/2013	SW	Q	I	01
GRANTOR: PADGETT PROPERTIES IN					
GRANTEE: BETOM INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 S41 AOF=[YR=1993] S14 CAN=[YR=1993] S5E5 U5 L5 \$ D5 R5 E35 N19 W40\$ E40 N41\$.											