

PT LOT 39
PT OR 2103/15
SUB SO PT SEC 12

SOUTH FLETCHER PROPERTIES LLC/
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0039-0040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2															
Exterior Wall	15	CONC BLOCK 70	2101	04	2,596	97.5374	172.89	448,822	1974	1984	0	0	0	53.00	47.00	VALUATION BY STANDARD														
Exterior Wall	20	FACE BRICK 30	1 RSTARANT 1 - 0% - 0													Heated Area: 2454 HX Base Yr														
Roof Structure	09	RIDGE FRME 100															VALUATION SUMMARY													
Roof Cover	04	BUILT-UP 100															Tax Group: 8 Tax Dist:													
Interior Wall	04	PLYWOOD 100															BUILDING MARKET VALUE 210,946													
Interior Floor	10	TERRAZZO 90															TOTAL MARKET OB/XF VALUE 17,235													
Interior Floor	11	CLAY TILE 10															TOTAL LAND VALUE - MARKET 154,882													
Ceiling	01	FIN.SUSPD 100															TOTAL MARKET VALUE 383,063													
Air Condition	04	ROOF TOP 100															SOH/AGL Deduction 82,247													
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 300,816													
Fixtures	7	100															TOTAL EXEMPTION VALUE 0													
Frame	03	MASONRY 100															BASE TAXABLE VALUE 300,816													
Story Height	11	100	TOTAL JUST VALUE 383,063																											
RMS	4	100	NCON VALUE 0																											
Stories	1.	1. 100	INCOME VALUE																											
Units	0	0 100	PREVIOUS YEAR MKT VALUE 301,919																											
BUD8 Adjustme	05	DIST 1A 100															PERMIT NUM DESCRIPTION AMT ISSUED													
Occupancy	00	NONE 100															22000889 ROOF 30,000 01/14/2022													
Quality	03	Quality Level 03															B25329 R/R 30,000 11/01/2011													
DOR CODE	2100	RESTAURANTS/CAFE															B0007495 REMODEL 30,000 09/01/2000													
MAP NUM	MKT AREA 03																B960500 REPAIR/RRF 5,400 08/01/1996													
NEIGHBORHOOD/LOC	3016.00																8110 REPAIR/RRF 2,500 05/19/1992													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE															TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA											
BAS	1,536	100															1,536	124,813	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
BAS	261	100															261	21,208	2103/0015 2/16/2017 WD Q I 05 1,300,000											
BAS	80	100															80	6,501	GRANTOR: J H COBB PROPERTIES I											
BAS	362	100	362	29,415	GRANTEE: SOUTH FLETCHER PROP																									
BAS	35	100	35	2,844	0928/1253 4/14/2000 WD U I 285,000																									
BAS	35	100	35	2,844	GRANTOR: JONES PATRICK C & JAM																									
BAS	145	100	145	11,782	GRANTEE: J H COBB PROPERTIES																									
CAN	354	30	106	8,613	BUILDING NOTES																									
CAN	52	30	16	1,300	BUILDING DIMENSIONS																									
CAN	68	30	20	1,625	BAS=[YR=1994] W29 BAS=[YR=1993] W4 BAS=[YR=2003] W13S3E2 D2																									
TOTALS	2,928		2,596	210,946	R1 S2E10N7\$ S7W10N2 U2 L1 W2N3W13S34 CAN=[YR=2003]																									
EXTRA FEATURES					W4S13E4N13\$S7CAN=[YR=1994] S6E59CAN=[YR=2003]																									
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	E4N17W4S17\$N6W59\$ E52BAS=[YR=2008] E7N5W7S5\$N5W6N3W4														
1	0381	COOLER	0	0	29	8		232.00	SF	82.50	100	1974	1974	3	20	3,828	N19W12N14\$S9E29BAS=[YR=2008] W29S5 E29BAS=[YR=2003]													
2	0803	ASPHALT C	0	0	0	0		9,040.00	SF	2.00	100	1974	1974	3	50	9,040	W17S19E4S3E13 BAS=[YR=2008] W7S5E7N5\$N22\$N5\$N9\$.													
3	0810	CONCRETE A	0	0	6	6		36.00	SF	6.50	100	1992	1992	3	66	154														
4	0446	BOX FNC 6'	0	0	0	0		37.00	LF	20.00	100	2000	2000	3	20	148														
5	0463	FENCE GATE	0	0	0	0		2.00	UT	300.00	100	2000	2000	3	55	330														
6	0418	EXHST FAN	0	0	0	0		2.00	UT	400.00	100	2000	2000	3	20	160														
7	0964	HALON SYST	0	0	14	4		56.00	SF	50.00	100	2000	2000	3	80	2,240														
8	4950	BOLLARD	0	0	0	0		2.00	UT	100.00	100	2000	2000	3	100	200														
9	0402	CONC BUMPE	0	0	0	0		14.00	UT	25.00	100	2000	2000	3	85	298														
10	1123	CB 8"	0	0	20	2		40.00	SF	6.15	100	1980	1980	3	35	86														
LAND DESCRIPTION					TOTAL OB/XF 16,484																									
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	0003	CN	0.00	0.00	11,063.00	SF		1.00	1.00	1.00	14.00	14.00	154,882													
REVIEW DATE 07/01/2022 BY KK Total Acres: 0.00 Total Land Value: 154,882 Market: 0 Agricultural: 0 Common: 154,882 PRINTED 08/02/2023 BY SYS																														

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