

PT OF LOT 37
IN OR 1865/652
ANNEXED INTO CITY LIMITS PER

DILLINGHAM GREGG & JILL/
835 TARPON AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0037-0080



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	12	CEDAR	20
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	80
Interior Floor	03	CONC FINSH	20
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		13	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		5	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	3200	THEATER/AUDITORIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,824	100	3,824
SFB	920	80	736
			SUBAREA MARKET VALUE
			163,992
			31,563
TOTALS	4,744		4,560
			195,556

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												Heated Area: 4560 HX Base Yr	
BLD DATE	05/22/2020	KK	LGL DATE	06/01/2023	DC								
XF DATE	05/22/2020	KK	LAND DATE										
INC DATE			AG DATE										

NASSAU COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			269,272
TOTAL MARKET OB/XF VALUE			14,144
TOTAL LAND VALUE - MARKET			291,896
TOTAL MARKET VALUE			575,312
SOH/AGL Deduction			233,960
ASSESSED VALUE			341,352
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			341,352
TOTAL JUST VALUE			575,312
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020008	REPAIR/RRF	2,000	02/21/2020
20161661	GARAGE	66,948	06/16/2016
20141292	SIGN	30	06/16/2014
20140019	H/AC	16,000	01/06/2014
20132808	NEW CONSTR	15,000	12/12/2013
20131504	DEMOLITION	550	06/28/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1865/0652	6/24/2013	WD	Q	I	02	200,100
GRANTOR: ABC LIQUORS INC						
GRANTEE: DILLINGHAM GREGG &						
1473/1873	1/24/2007	WD	Q	I		590,000
GRANTOR: M CONSTRUCTION & PROP						
GRANTEE: ABC LIQUORS INC						

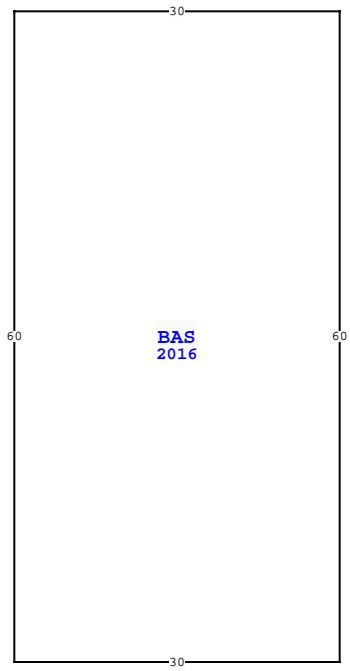
EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0803	ASPHALT C	0	0	0	0	18,100.00	SF	2.00	2.00	30	1986	1986	3	20	7,240	
3	0811	CONCRETE B	0	0	0	0	549.00	SF	5.20	5.20	100	1986	1986	3	52	1,484	
4	0400	CONC CURB	0	0	0	0	129.00	LF	15.00	15.00	100	1986	1986	3	62	1,200	
5	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1986	1986	3	25	778	
6	0810	CONCRETE A	0	0	0	0	232.00	SF	6.50	6.50	100	2014	2014	3	95	1,433	
7	0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00	20.00	100	2014	2014	3	70	350	
8	0444	BOX FNC 4'	0	0	0	0	17.00	LF	6.50	6.50	100	2014	2014	3	70	77	
9	0479	VF PICKET	0	0	0	0	40.00	LF	5.00	5.00	100	2014	2014	3	89	178	
10	1242	WD DECK A	0	0	0	0	180.00	SF	10.00	10.00	100	2016	2016	3	78	1,404	
TOTAL OB/XF																14,144	

BUILDING NOTES													
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=1993] W28 D20 L20 S28 D20 R20 E28 R20 U20 N28 U20 L20 \$ PTR= E40S15 SFB=[YR=1993] L10 D10 S14 D10 R10 E14 R10 U10 N14 U10 L10 W9 S19E4S9W4N28W5\$N15W40\$.</p>													

LAND DESCRIPTION														TOTAL OB/XF										
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	003200	C	THEATER	0	0006	C-2	150.00	230.00	36,487.00	SF		1.00	1.00	1.00	8.00	8.00	291,896							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		3 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	3200	THEATER/AUDITORIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,800	100	1,800
			SUBAREA MARKET VALUE
			73,716
TOTALS	1,800		1,800
			73,716

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4803	06	1,800	89.8128	42.66	76,788	2016	2016	0	0	4.00	96.00	
2 STOR WAREH - 0% - 0 Heated Area: 1800 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
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TOTAL JUST VALUE			575,312
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131505	REPAIR/RRF	800	06/28/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1865/0652	6/24/2013	WD	Q	I	02	200,100
GRANTOR: ABC LIQUORS INC						
GRANTEE: DILLINGHAM GREGG &						
1473/1873	1/24/2007	WD	Q	I		590,000
GRANTOR: M CONSTRUCTION & PROP						
GRANTEE: ABC LIQUORS INC						

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

BUILDING NOTES	
1955 ISLAND WALK WAY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2016] W30 S60 E30 N60\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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