

BLOCK A E1/2 OF LOTS 7 & 8 &
S12.50 FT OF THE E1/2 OF LOT 9
W PORT BEACH CASINO TRACT

BIG SPLASH FERNANDINA BEACHLLC
712 PROMENADE POINTE DR
ST AUGUSTINE, FL 32095

2023

00-00-31-1100-000A-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1061.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	120	8,937
TOTALS	120		120	8,937

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
17	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	
18	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	
19	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	

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	001100	C	STORE 1FLR	0		C-1	0.00	0.00	3,125.00	SF	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	120	51.8700	75.99	9,119	2018	2018	0	0	0	2.00	98.00
3 RETAILSTOR - 0% - 0												
Heated Area: 120												
HX Base Yr												
10 12 12 10 BAS 2018												

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		8,937	
TOTAL MARKET OB/XF VALUE		480	
TOTAL LAND VALUE - MARKET		109,375	
TOTAL MARKET VALUE		118,792	
SOH/AGL Deduction		7,217	
ASSESSED VALUE		111,575	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		111,575	
TOTAL JUST VALUE		118,792	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		115,489	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180869	NEW CONSTR-RNTL S	5,510	03/13/2018
20040563	CHNGE SRVC	1,000	03/23/2004
20032658	REPAIR/RRF	2,000	03/10/2003
20021297	SIGNS	150	07/30/2002
20021124	H/AC	2,000	07/02/2002
20021021	GAS	0	06/17/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2127/0099	6/15/2017	SW	Q	V	03
GRANTOR: ALMA EXCHANGE BANK &					
GRANTEE: BIG SPLASH FERNANDI					
1969/1654	3/19/2015	SW	U	V	12
GRANTOR: U & W PROPERTIES LLC					
GRANTEE: ALMA EXCHANGE BANK					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2018] W10 S12 E10 N12\$.											