BLOCK A LOTS 7 THRU 24
(EX E1/2 OF LOTS 7 THRU 11)
W PORT BEACH CASINO TRACT

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

2023

00-00-31-1100-000A-0071

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	12	HARDWOOD 70
Interior Floo	03	CONC FINSH 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		38 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

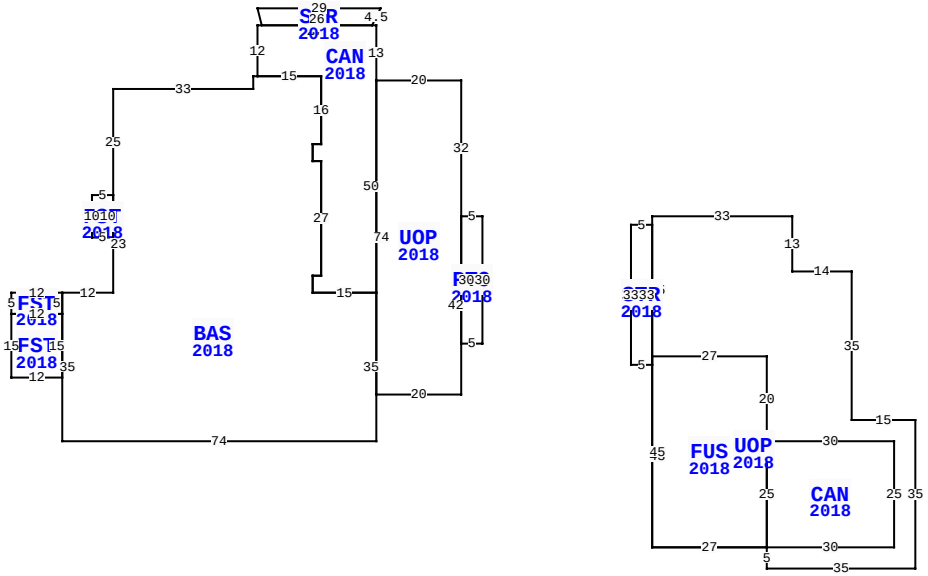
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,974	100	4,974	1,098,065
CAN	750	30	225	49,672
CAN	1,015	30	304	67,112
FST	50	50	25	5,520
FST	60	50	30	6,622
FST	180	50	90	19,868
FUS	1,215	100	1,215	268,225
PTO	150	5	8	1,766
STR	110	10	11	2,428
STR	165	10	16	3,532
TOTALS	14,258		8,016	1,769,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2102	04	8,016	117.5140	232.38	1,862,758	2018	2018	0	0	0	5.00	95.00

1 RSTARANT 2 – 0% - 0 Heated Area: 6189 HX Base Yr



** This building has 12 Sub-Areas

17 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	02/19/2019	KK	LGL DATE	
XF DATE	02/19/2019	KK	LAND DATE	02/19/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,769,620
TOTAL MARKET OB/XF VALUE	252,924
TOTAL LAND VALUE - MARKET	1,566,250
TOTAL MARKET VALUE	3,588,794
SOH/AGL Deduction	877,335
ASSESSED VALUE	2,711,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,711,459
TOTAL JUST VALUE	3,588,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,338,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183711	ROOF	122,200	10/29/2018
20182571	FIRE	39,125	07/24/2018
20182355	FIRE	23,255	07/09/2018
20180868	NEW CONSTR-SALT L	1,496,563	03/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/0099	6/15/2017	SW	Q	V	03	1,400,000

GRANTOR: ALMA EXCHANGE BANK &

GRANTEE: BIG SPLASH FERNANDI

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W5 UOP=[YR=2018] N32 W20 CAN=[YR=2018] N13 W1 STR=[YR=2018] U4 R2 W29 D4 R1 E26$ W27 S12 BAS=[YR=2018] W1 S3 W33 S25 FST=[YR=2018] W5 S10 E5 N10$ S23 W12 FST=[YR=2018] W12 S5 FST=[YR=2018] S15 E12 N15 W12$ E12 N5$ S35 E74 N35 W15 N4 E2 N27 W2 N4 E2 N16 W15$ E15 S16 W2 S4 E2 S27 W2 S4 E15 N50$ S74 E20 N42$ S30 E5 N30$ PTR= E40 UOP=[YR=2018] E33 S13 E14 S35 E15 S35 W35 N5 CAN=[YR=2018] E30 N25 W30 FUS=[YR=2018] N20 W27 S45 E27 N25$ S25$ W27 N43 STR=[YR=2018] W5 N33 E5 S33$ N35$ W40$.

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
1	0803	ASPHALT C	0	0	0	0	14,478.00	SF	2.00	2.00	100	2018	2018	3	84	24,323	
2	0855	CONC PAVER	0	0	0	0	10,794.00	SF	10.00	10.00	100	2018	2018	3	98	105,781	
3	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100	2018	2018	3	98	3,261	
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2018	2018	3	99	99	
5	0400	CONC CURB	0	0	0	0	1,291.00	LF	15.00	15.00	100	2018	2018	3	99	19,171	
6	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2018	2018	3	95	24,035	
7	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2018	2018	3	95	1,900	
8	0649	LIGHTS-GD	0	0	0	0	6.00	SF	225.00	225.00	100	2018	2018	3	86	1,161	
9	0811	CONCRETE B	0	0	0	0	675.00	SF	5.20	5.20	100	2018	2018	3	98	3,440	
10	1126	CB/STC 8"	0	0	0	0	277.00	SF	8.00	8.00	100	2018	2018	3	98	2,172	

TOTAL OB/XF 185,343

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		C-1	0.00	0.00	44,750.00	SF		1.00	1.00	1.00	35.00	35.00	1,566,250							

REVIEW DATE 02/19/2019 BY KK Total Acres: 0.00 Total Land Value: 1,566,250 Market: 0 Agricultural: 0 Common: 1,566,250 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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XF DATE	02/19/2019	KK	LAND DATE 02/19/2019 KK
INC DATE			AG DATE

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0810	CONCRETE A	0	0	0	0	242.00	SF	6.50	6.50	100	2018	2018	3	98	1,542	
12	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2018	2018	3	95	665	
13	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2018	2018	3	100	600	
14	0810	CONCRETE A	0	0	0	0	347.00	SF	6.50	6.50	100	2018	2018	3	98	2,210	
15	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2018	2018	3	86	344	
16	1126	CB/STC 8"	0	0	21	3	63.00	SF	8.00	8.00	100	2018	2018	3	98	494	
17	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2018	2018	3	98	159	
18	0648	LIGHTS-AV	0	0	0	0	28.00	UT	140.00	140.00	100	2018	2018	3	86	3,371	
19	0966	FIRE SPRNK	0	0	0	0	6,189.00	SF	3.00	3.00	100	2018	2018	3	98	18,196	
20	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2018	2018	3	100	40,000	

TOTAL OB/XF 67,581

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/19/2019 BY KK Total Acres: 0.00 Total Land Value: 1,566,250 Market: 0 Agricultural: 0 Common: 1,566,250 PRINTED 08/02/2023 BY SYS