UNIT C
CITY-MART OR 574/1165-1217

FUDGETASTIC LLC
1848 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1203-000C-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	INTERIOR	INTERIOR 100
Desirability	1ST FLOOR	1ST FLOOR 100
Parking	STREET/LOT	STREET/LOT 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0120300		0				1900	1980	100	100	0		

1 CONDO – 0% - 0 SQFT=471 HX Base Yr

5 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,054
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		142,054
SOH/AGL Deduction		0
ASSESSED VALUE		142,054
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		142,054
TOTAL JUST VALUE		142,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110814	H/AC	2,000	05/26/2011
2003549	REMODEL	20,000	07/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2569/0434	6/08/2022	WD	Q	I	01	183,400
GRANTOR: CITY-MART RETAIL CORP						
GRANTEE: FUDGETASTIC LLC						
0763/0883	6/21/1996	WD	Q	I		160,000
GRANTOR: LAND COMPANY OF FLORI						
GRANTEE: CITY-MART RETAIL CO						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS