



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 80	2101	04	4,090	107.2436	190.09	777,468	1902	2005	0	0	0	13.00	87.00	VALUATION BY																
Exterior Wall	19	COMMON BRK 20	1 RSTARANT 1 - 0% - 0										Heated Area: 3896										STANDARD									
Roof Structur	04	WOOD TRUSS 100											HX Base Yr										Tax Group: 2									
Roof Cover	03	COMP SHNGL 90																					Tax Dist:									
Roof Cover	02	ROLL COMP 10																					BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 70																					TOTAL MARKET OB/XF VALUE									
Interior Wall	01	MINIMUM 30																					TOTAL LAND VALUE - MARKET									
Interior Floo	12	HARDWOOD 80																					TOTAL MARKET VALUE									
Interior Floo	11	CLAY TILE 20																					SOH/AGL Deduction									
Ceiling	02	F.NOT SUS 100																					ASSESSED VALUE									
Air Condition	03	CENTRAL 100																					TOTAL EXEMPTION VALUE									
Heating Type	04	AIR DUCTED 100																					BASE TAXABLE VALUE									
Fixtures	19	100																					TOTAL JUST VALUE									
Frame	02	WOOD FRAME 100																					NCON VALUE									
Story Height		10 100																					INCOME VALUE									
RMS		6 100																					PREVIOUS YEAR MKT VALUE									
Stories	2.	2. 100																														
Units		0 100																														
QUANTITY	02	QUANTITY 10001 03																														
DOR CODE	2100	RESTAURANTS/CAFE																														
MAP NUM		MKT AREA																					01									
NEIGHBORHOOD/LOC	1004.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
APT	1,498	100	1,498	247,737																												
BAS	1,698	100	1,698	280,813																												
BAS	140	100	140	23,153																												
BAS	80	100	80	13,230																												
BAS	80	100	80	13,230																												
BAS	400	100	400	66,151																												
CAN	12	30	4	661																												
CAN	16	30	5	827																												
CAN	88	30	26	4,300																												
CAN	380	30	114	18,853																												
TOTALS	4,848		4,090	676,397																												
EXTRA FEATURES					232 N 2ND ST, FERNANDINA BEACH																											
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	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2006	2006	3	31	124																
2	0964	HALON SYST	0	0	14	4	56.00	SF	50.00	50.00	100	2006	2006	3	88	2,464																
3	0825	BRICK	0	0	0	0	368.00	SF	12.50	12.50	100	2000	2000	3	94	4,324																
4	0143	BAR TOP G	0	0	0	0	34.00	LF	315.00	315.00	100	2006	2006	3	31	3,320																
5	0100	BAR-B-Q	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310																
6	0810	CONCRETE A	0	0	0	0	231.00	SF	6.50	6.50	100	2006	2006	3	88	1,321																
7	0383	FREEZER	0	0	6	2	12.00	SF	105.00	105.00	100	2006	2006	3	60	756																
8	0381	COOLER	0	0	14	10	140.00	SF	82.50	82.50	100	2006	2006	3	60	6,930																
9	1123	CB 8"	0	0	0	0	368.00	SF	6.15	6.15	100	2008	2008	3	90	2,037																
LAND DESCRIPTION					TOTAL OB/XF 21,586																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	I-1	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	6.50	6.50	40,625															
REVIEW DATE 06/10/2021 BY KK Total Acres: 0.00 Total Land Value: 40,625 Market: 0 Agricultural: 0 Common: 40,625 PRINTED 08/02/2023 BY SYS																																