BLOCK 10 LOT 2
CITY OF FDNA BEACH

JCJ TRUST LLC/
PO BOX 2266
WAYCROSS, GA 31502

2023

00-00-31-1800-0010-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	17	CB STUCCO 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 50
Interior Floo	12	HARDWOOD 50
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	QUALITY Level 04
Occupancy	00	100

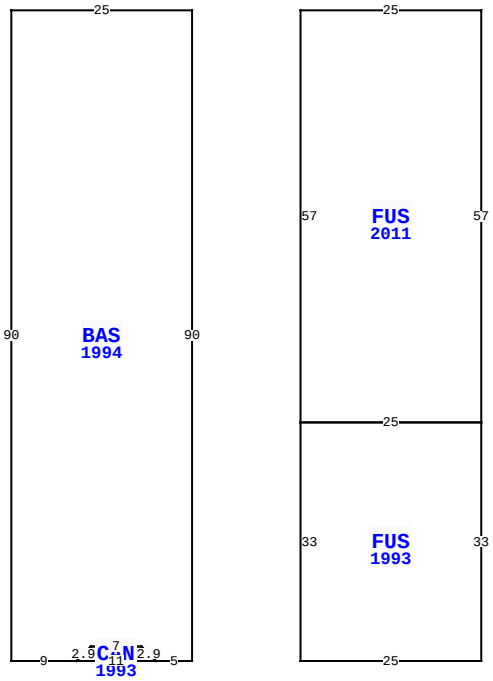
DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2,232	586,790
CAN	18	30	5	1,314
FUS	825	100	825	216,892
FUS	1,425	100	1,425	374,631
TOTALS	4,500		4,487	1,179,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2101	04	4,487	114.0931	202.23	907,406	1878	2000	0	0	130	20.00	130.00

1 RSTARANT 1 – 0% - 0 Heated Area: 4482 HX Base Yr



10 N 2ND ST, FERNANDINA BEACH

BLD DATE	08/21/2020	KK	LGL DATE		
XF DATE	08/21/2020	KK	LAND DATE	08/21/2020	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,179,628
TOTAL MARKET OB/XF VALUE	9,846
TOTAL LAND VALUE - MARKET	234,375
TOTAL MARKET VALUE	1,423,849
SOH/AGL Deduction	191,690
ASSESSED VALUE	1,232,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,159
TOTAL JUST VALUE	1,423,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,120,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200003	DEMO - INTERIOR	4,000	03/12/2020
20111407	REMODEL	2,000	08/17/2011
20111241	SIGN	38	07/26/2011
20101705	XFOB	2,800	09/30/2010
20101442	OTHER	300	08/30/2010
20101086	ELEC OTHER	800	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/0516	4/13/2021	SW	Q	I	01	1,100,000
GRANTOR: 10 N 2ND STREET LLC						
GRANTEE: JCJ TRUST LLC						
2321/1544	11/27/2019	WD	Q	I	01	1,050,000
GRANTOR: KAVANAUGH ELWIN CLINC						
GRANTEE: 10 N 2ND STREET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W25 S90 E9 CAN=[YR=1993] E11 U2 L2 W7 D2 L2 $ U2 R2 E7 D2 R2 E5 N90$ PTR= E15 S90 FUS=[YR=1993] E25 N33 FUS=[YR=2011] N57 W25 S57 E25$ W25 S33$ W15 N90$.

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
1	0855	CONC PAVER	0	0	0	0	621.00	SF	10.00	10.00	100	2010	2010	3	92	5,713	
2	0462	ST/AL FNC	0	0	45	5	225.00	SF	10.00	10.00	100	2010	2010	3	64	1,440	
3	0381	COOLER	0	0	8	6	48.00	SF	82.50	82.50	100	2010	2010	3	68	2,693	

LAND DESCRIPTION

TOTAL OB/XF 9,846

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
1	003300	C	NIGHT CLUB	0	0003	C-3	25.00	125.00	3,125.00	SF		1.00	1.00	0.75	100.00	75.00	234,375							

REVIEW DATE 08/21/2020 BY KK Total Acres: 0.00 Total Land Value: 234,375 Market: 0 Agricultural: 0 Common: 234,375 PRINTED 08/02/2023 BY SYS