BLOCK 10 LOTS 3 & 4
(EX THE NORTH 9 FT)
IN OR 2484/486

JCJ TRUST LLC
P O BOX 2266
WAYCROSS, GA 31502

2023

00-00-31-1800-0010-0030

BUILDING CHARACTERISTICS

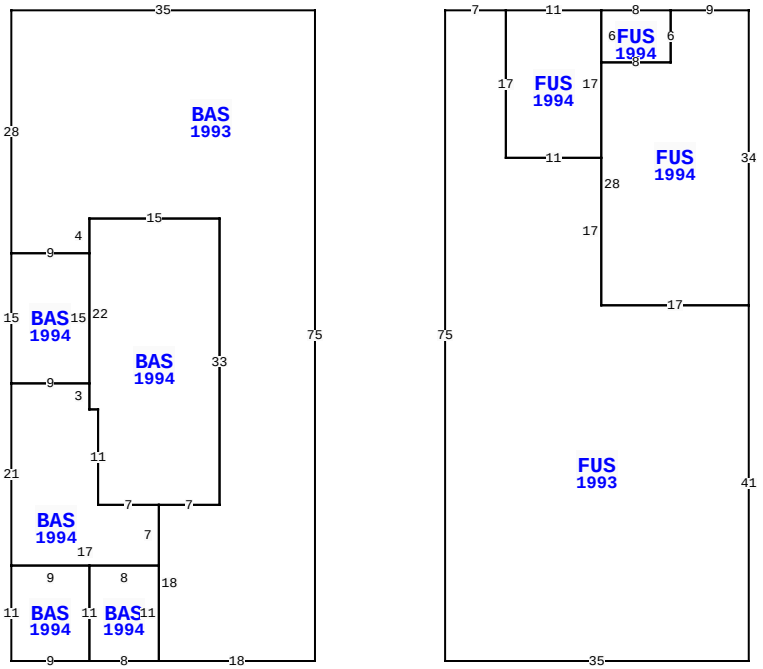
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		50 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		8 100
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	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	1,563	122,900
BAS	88	100	88	6,920
BAS	99	100	99	7,784
BAS	135	100	135	10,615
BAS	256	100	256	20,130
BAS	484	100	484	38,057
FUS	1,860	100	1,860	146,254
FUS	48	100	48	3,774
FUS	187	100	187	14,704
FUS	530	100	530	41,675
TOTALS	5,250		5,250	412,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	5,250	126.7452	224.66	1,179,465	1878	1980	0	0	0	65.00	35.00

1 RSTARANT 1 – 0% - 0 Heated Area: 5250 HX Base Yr



12 N 2ND ST, FERNANDINA BEACH

BLD DATE	01/25/2019	KK	LGL DATE		
XF DATE	01/25/2019	KK	LAND DATE	01/25/2019	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		412,813
TOTAL MARKET OB/XF VALUE		20,223
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		688,036
SOH/AGL Deduction		22,582
ASSESSED VALUE		665,454
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		665,454
TOTAL JUST VALUE		688,036
NCON VALUE		0
INCOME VALUE		1,096,793
PREVIOUS YEAR MKT VALUE		604,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130729	GAS	200	04/08/2013
20120940	INSTL 400 AMP PNL	4,500	05/25/2012
20101397	H/AC	5,500	08/20/2010
20011334	OTHER	6,500	06/08/2001
20011177	REMODEL	1,500	05/23/2001
20011178	REMODEL	1,000	05/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0486	7/26/2021	WD	Q	I	05	1,500,000
GRANTOR: P & T REAL ESTATE HOL						
GRANTEE: JCJ TRUST LLC						
2203/1156	6/12/2018	QC	U	I	11	100
GRANTOR: P & T REAL ESTATE HOL						
GRANTEE: P & T REAL ESTATE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S28 BAS=[YR=1994] S15 BAS=[YR=1994] S21 BAS=[YR=1994] S11 E9 BAS=[YR=1994] E8 N11W8 S11 $ N11 W9 $ E17 N7 BAS=[YR=1994] E7 N33 W15 S22 E1 S11 E7$ W7 N11 W1 N3 W9 $ E9 N15 W9 $ E9 N4 E15 S33 W7 S18 E18 N75 $ PTR= E15 FUS=[YR=1993] E7 FUS=[YR=1994] E11 FUS=[YR=1994] E8 FUS=[YR=1994] E9 S34 W17 N28 E8 N6$ S6 W8 N6 $ S17 W11 N17 $ S17 E11 S17 E17 S41 W35 N75 $ W15 $.

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	0446	BOX FNC 6'	0	0	0	0	128.00	LF	20.00	20.00	100	1997	1997	3	20	512	
2	0825	BRICK	0	0	0	0	1,084.00	SF	12.50	12.50	100	1998	1998	3	93	12,602	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1878	1878	3	20	400	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1878	1878	3	20	200	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1993	1993	3	36	162	
6	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	1995	1995	3	40	182	
8	0143	BAR TOP G	0	0	0	0	56.00	LF	315.00	315.00	100	2001	2001	3	20	3,528	
9	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1990	1990	3	20	160	
11	0142	BAR TOP A	0	0	0	0	12.00	LF	165.00	165.00	100	2001	2001	3	20	396	
12	0446	BOX FNC 6'	0	0	0	0	121.00	LF	20.00	20.00	100	2018	2018	3	86	2,081	

LAND DESCRIPTION

TOTAL OB/XF 20,223

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	002100	C	RESTAURANT	0	0003	C-3	0.00	0.00	4,250.00	SF		1.00	1.00	1.00	60.00	60.00	255,000							

REVIEW DATE 01/25/2019 BY KK Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 08/02/2023 BY SYS