



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	03	CONC FINSH	100		
Ceiling	01	FIN.SUSPD	100		
Air Condition	04	ROOF TOP	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		11	100		
Frame	03	MASONRY	100		
Common Wall		18	100		
Story Height		9	100		
RMS		3	100		
Stories	2.	2.	100		
Units		0	100		
BUD8 Adjustme	02	DIST FB	100		
Occupancy	00	OWNER OCC	100		
Quality	03	Quality Level	03		
DOR CODE	2100	RESTAURANTS/CAFE			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1005.00				

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	550	55,951
BAS	575	100	575	58,495
CAN	100	30	30	3,052
SFB	1,125	80	900	91,557
TOTALS	2,350		2,055	209,054

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
7	0810	CONCRETE A	0	0	19	13	247.00	SF	6.50	6.50	100	1990	1990
8	1076	TRELLIS A	0	0	38	8	304.00	SF	7.50	7.50	100	2012	2012
9	1076	TRELLIS A	0	0	10	8	80.00	SF	7.50	7.50	100	2012	2012
10	0825	BRICK	0	0	0	0	983.00	SF	12.50	12.50	100	2012	2012
11	0964	HALON SYST	0	0	11	3	33.00	SF	50.00	50.00	100	2012	2012
12	0825	BRICK	0	0	15	4	60.00	SF	12.50	12.50	100	2012	2012
13	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2012	2012
14	0443	STK FNC 6'	0	0	0	0	57.00	LF	10.00	10.00	100	2012	2012
15	0383	FREEZER	0	0	8	10	80.00	SF	105.00	105.00	100	2005	2005
16	0350	CARPORT WD	0	0	37	14	518.00	SF	13.00	13.00	100	2012	2012

LAND DESCRIPTION													
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
1	002100	C	RESTAURANT	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2101	04	2,055	92.5722	164.08	337,184	1946	1990		0	0	0	38.00	62.00
1 RSTARANT 1 - 0% - 0													
Heated Area: 2025													
HX Base Yr													
22 23 25 25 25 25 25 25 25 25 25 25 25 25													
BAS 2013													
SFB 2012													
CAN 1993													
22 23 25 25 25 25 25 25 25 25 25 25 25 25													

BLD DATE	12/30/2021	KK	LGL DATE	
XF DATE	12/30/2021	KK	LAND DATE	12/30/2021
INC DATE			AG DATE	
21 N 3RD ST, FERNANDINA BEACH				

TOTAL OB/XF													
26,862													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
Tax Group: 2													
Tax Dist:													
BUILDING MARKET VALUE													
209,054													
TOTAL MARKET OB/XF VALUE													
26,862													
TOTAL LAND VALUE - MARKET													
300,000													
TOTAL MARKET VALUE													
535,916													
SOH/AGL Deduction													
179,655													
ASSESSED VALUE													
356,261													
TOTAL EXEMPTION VALUE													
0													
BASE TAXABLE VALUE													
356,261													
TOTAL JUST VALUE													
535,916													
NCON VALUE													
0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													
478,568													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120753	SIGN FOR TIMOTI'S	200	04/30/2012
20120432	INSTALL GAS LINES	1,200	03/15/2012
20120277	INSTALL RANGE HOO	14,000	02/21/2012
20120279	FIRE SUPPRES SYST	1,500	02/21/2012
20120286	A/C AND DUCTS	4,000	02/21/2012
20120245	NEW WIRING FRY SH	5,500	02/14/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1769/1620	12/13/2011	WD	Q	I	02	380,000			
GRANTOR:CAMBRIDGE SOUTH INC									
GRANTEE:TIMOTI'S FRY SHAK L									
1705/0979	10/11/2010	WD	U	I	12	350,000			
GRANTOR:FLIP FLOPS INC									
GRANTEE:CAMBRIDGE SOUTH INC									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2013] W25 S23 BAS=[YR=1993] S22 CAN=[YR=1993] S4 E25 N4 W25\$ E25 N22 W25\$ E25 N23\$ PTR=E15 SFB=[YR=2012] E25 S45 W25 N45\$ W15\$.													