



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	28	GLASS THRM 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floor	07	CORK/VTILE 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	1,716	100	1,716	246,870
BAS	108	100	108	15,538
CAN	66	30	20	2,878
CAN	220	30	66	9,495
PTO	24	5	1	144
TOTALS	2,134		1,911	274,924

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
3	0978	SECURITY LT	0	0	0	1.00	UT	450.00	
4	0810	CONCRETE A	0	0	0	48.00	SF	6.50	
5	0964	HALON SYST	0	0	8	32.00	SF	50.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002100	C	RESTAURANT	0	0003	C-3	25.00	100.00	2,500.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2101	04	1,911	101.4584	179.83	343,655	1935	2000	0	0
Heated Area: 1824 HX Base Yr									
1 RSTARANT 1 - 0% - 0									
BAS 1994									
BAS 1993									
CAN 2016									
11 N 3RD ST, FERNANDINA BEACH									
BLD DATE 12/30/2021 KK LGL DATE 12/30/2021 KK									
XF DATE 12/30/2021 KK LAND DATE 12/30/2021 KK									
INC DATE AG DATE									

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
3	0978	SECURITY LT	0	0	0	1.00	UT	450.00	450.00	100	1992	1992	3	32	144	
4	0810	CONCRETE A	0	0	0	48.00	SF	6.50	6.50	100	2016	2016	3	97	303	
5	0964	HALON SYST	0	0	8	32.00	SF	50.00	50.00	100	2016	2016	3	97	1,552	

TOTAL OB/XF									
1,999									
UNIT PRICE 60.00 ADJ UNIT PRICE 60.00 LAND VALUE 150,000									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		274,924	
TOTAL MARKET OB/XF VALUE		1,999	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		426,923	
SOH/AGL Deduction		172,215	
ASSESSED VALUE		254,708	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		254,708	
TOTAL JUST VALUE		426,923	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		358,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161106	INSTALL SIGN	320	04/21/2016
20152309	RETBUILD	140,000	10/06/2015
20122059	SIGN	75	10/05/2012
20121701	ELEC OTHER	450	08/16/2012
20101818	SIGN	75	10/21/2010
20091051	SIGN	100	08/10/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1947/1480	11/14/2014	WD	Q	I	01	275,000	
GRANTOR: DESIGNS ON INC							
GRANTEE: BIMBI LLC							
1947/1474	11/12/2014	WD	U	I	11	100	
GRANTOR: SAX SUSAN R							
GRANTEE: DESIGNS ON INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W6 BAS=[YR=1993] W11 CAN=[YR=2016] W4 S4 PTO=[YR=2016] W2 S12 E2 N12\$ S14 E1 U4 R3 N14\$ S14 D4 L3 W1 S72 CAN=[YR=2016] W1 S10 E22 N10 W21\$ E21 N72 W6 N18\$ S18 E6 N18\$.									