BLOCK 10 LOT 29
IN OR 1454/1533 & OR 1455/735
CITY OF FDNA BEACH

THREE STAR SALOON LLC
2270 WEST HELEN CIRCLE
BARTOW, FL 33830

2023

00-00-31-1800-0010-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

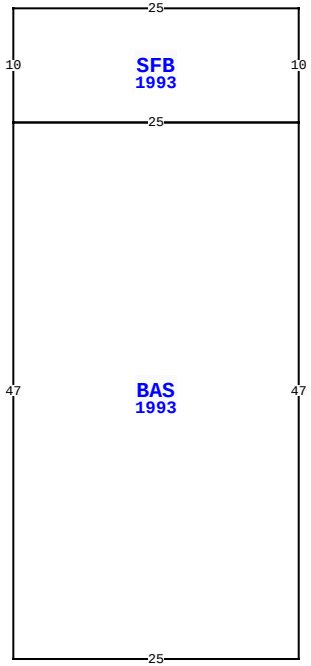
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1,175	64,709
SFB	250	80	200	11,014
TOTALS	1,425		1,375	75,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	1,375	125.3070	183.57	252,409	1900	1980	0	0	20	50.00	30.00

1 RETAILSTOR – 0% - 0 Heated Area: 1375 HX Base Yr



213 CENTRE 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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,723
TOTAL MARKET OB/XF VALUE	3,167
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	328,890
SOH/AGL Deduction	23,471
ASSESSED VALUE	305,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,419
TOTAL JUST VALUE	328,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200050	REPAIR/RRF	13,000	07/16/2020
20200050	XFOB	27,000	06/29/2020
20131266	SIGN	0	06/05/2013
20131032	AWNING	1,500	05/09/2013
20130749	CHNGE SRVC	1,475	04/10/2013
20081106	FOUNDATION	1,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1455/0735	10/30/2006	WD	U	I	06	100
GRANTOR: PUTNAM VERA G TRUSTEE						
GRANTEE: THREE STAR SALOON L						
1454/1533	10/26/2006	WD	U	I	06	100
GRANTOR: PUTNAM VERA TRUSTEE						
GRANTEE: THREE STAR SALOON L						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W25 S10 BAS=[YR=1993] S47 E25 N47 W25 $ E25 N10 $.

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
5	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	2010	2010	3	64	208	
6	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2013	2013	3	75	341	
7	1128	BRICK 12"	0	0	5	6	30.00	SF	14.00	14.00	100	1960	1960	3	39.8	167	
8	1123	CB 8"	0	0	0	0	306.00	SF	6.15	6.15	100	2020	2020	3	99	1,863	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 3,167

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	001100	C	STORE 1FLR	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	100.00	100.00	250,000							

REVIEW DATE 08/21/2020 BY KK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS