BLOCK 12 LOTS 2 3 & 4
IN OR 2107/719
CITY OF FDNA BEACH

CLAY TIMES LLC
112 S 3RD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0012-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		5 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

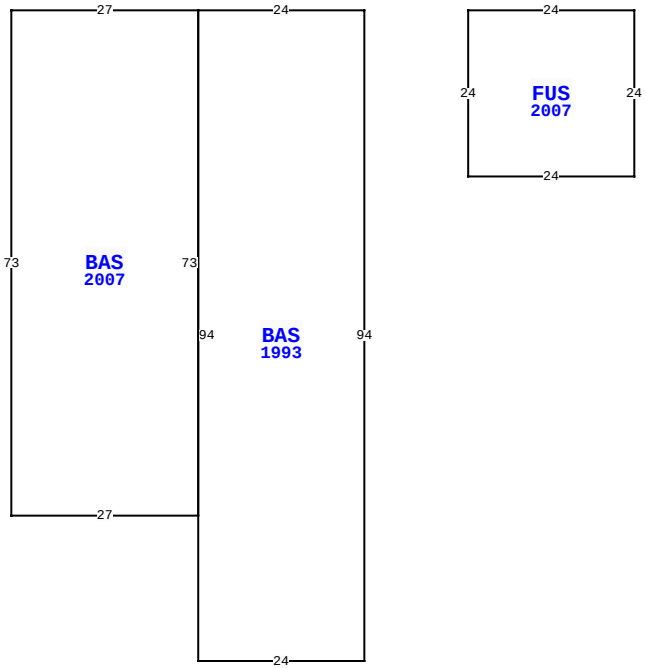
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	2,256	65,524
BAS	1,971	100	1,971	57,246
FUS	576	100	576	16,730
TOTALS	4,803		4,803	139,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	4,803	90.1170	132.02	634,092	1976	1990	0	0	40	38.00	22.00

1 RETAILSTOR – 0% - 0 Heated Area: 4803 HX Base Yr



112 S 3RD ST, FERNANDINA BEACH

BLD DATE	12/20/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	139,500
TOTAL MARKET OB/XF VALUE	130
TOTAL LAND VALUE - MARKET	356,250
TOTAL MARKET VALUE	495,880
SOH/AGL Deduction	69,015
ASSESSED VALUE	426,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,865
TOTAL JUST VALUE	495,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070883	XFOB	1,200	05/21/2007
20070258	ELEC OTHER	3,500	02/13/2007
20070266	REPAIR/RRF	7,578	02/13/2007
20070109	H/AC	11,000	01/24/2007
20070110	TEMP POLE	18,000	01/24/2007
20062668	OTHER	15,420	12/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/0719	3/16/2017	WD	U	I	12	349,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: CLAY TIMES LLC						
1901/1548	2/10/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CBC NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 BAS=[YR=2007] W27 S73 E27 N73$ S94 E24 N94$ PTR=E15 FUS=[YR=2007] E24 S24 W24 N24$ 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
5	0422	CL FNC 4'	0	0	0	0	14.00	LF	15.00	15.00	1	2000	2000	3	1	2	
8	0445	BOX FNC 5'	0	0	0	0	30.00	LF	8.10	8.10	1	2007	2007	3	1	2	
9	0446	BOX FNC 6'	0	0	0	0	108.00	LF	20.00	20.00	1	2007	2007	3	1	22	
10	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	1	2007	2007	3	1	2	
11	0810	CONCRETE A	0	0	22	20	440.00	SF	6.50	6.50	1	2007	2007	3	1	29	
12	0810	CONCRETE A	0	0	0	0	287.00	SF	6.50	6.50	1	2007	2007	3	1	19	
13	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	1	2007	2007	3	1	14	
14	0424	CL FNC 6'	0	0	0	0	52.00	LF	5.00	5.00	1	2007	2007	3	1	3	
15	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	1	2007	2007	3	1	6	
16	0463	FENCE GATE	0	0	0	0	2.00	UT	150.00	150.00	1	2007	2007	3	1	3	

TOTAL OB/XF 102

LAND DESCRIPTION

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	MU-1	75.00	125.00	9,375.00	SF		1.00	1.00	0.95	40.00	38.00	356,250							

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 356,250 Market: 0 Agricultural: 0 Common: 356,250 PRINTED 08/02/2023 BY SYS

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TOTAL JUST VALUE	495,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062541	REMODEL	207,000	11/13/2006
20061942	TEMP POLE	75	08/18/2006
20061132	DEMOLITION	2,500	05/24/2006
7924	XFOB	5,500	09/29/1993
6752	REPAIR/RRF	1,200	09/27/1991

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GRANTOR: CLERK OF COURT						
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BUILDING NOTES

BUILDING DIMENSIONS

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
17	1242	WD DECK A	0	0	20	14	280.00	SF	10.00	10.00	1	2010	2010	3	1	28	

TOTAL OB/XF 28

LAND DESCRIPTION

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

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 356,250 Market: 0 Agricultural: 0 Common: 356,250 PRINTED 08/02/2023 BY SYS