

BLOCK 42 E26' OF LOT 1 &
W12.5' OF LOT 8
CITY OF FDNA BEACH

JAY PROPERTIES OF AMELIA LLC/
PO BOX 15848
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0042-0011



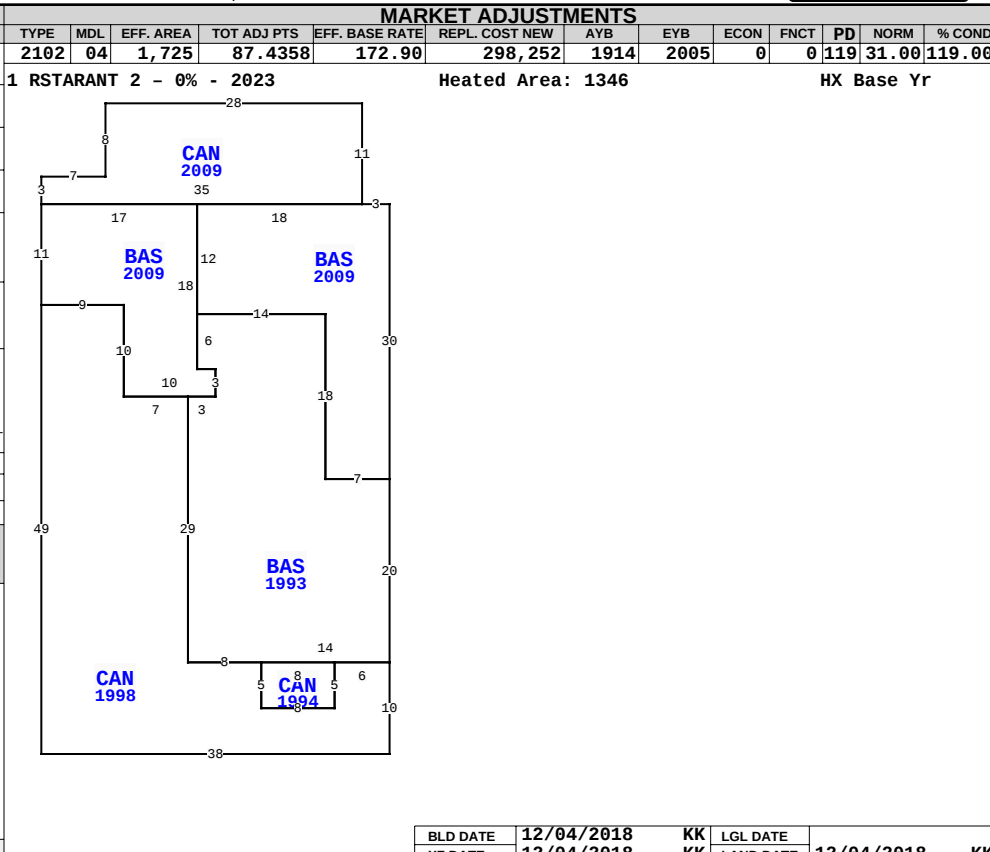
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	12	HARDWOOD 80
Interior Floo	07	CORK/VTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures	11	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	QONE1190Level 04
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	695	100	695	142,998
BAS	273	100	273	56,170
BAS	378	100	378	77,774
CAN	40	30	12	2,469
CAN	894	30	268	55,141
CAN	329	30	99	20,369

TOTALS	2,609		1,725	354,920
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0446	BOX FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	
2	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	0	5	6	30.00	SF	30.00	30.00	
4	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50	6.50	
5	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	
6	0446	BOX FNC 6'	0	0	0	0	31.00	LF	20.00	20.00	
7	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONTS
1	002100	C	RESTAURANT	0	0003	C-3	39.00	100.00	3,900.00	SF	



708 CENTRE ST, FERNANDINA BEACH	BLD DATE 12/04/2018	KK	LGL DATE	
	XF DATE 12/04/2018	KK	LAND DATE	12/04/2018
	INC DATE		AG DATE	KK

TOTAL OB/XF											
5,563											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						354,920					
TOTAL MARKET OB/XF VALUE						5,563					
TOTAL LAND VALUE - MARKET						195,000					
TOTAL MARKET VALUE						555,483					
SOH/AGL Deduction						0					
ASSESSED VALUE						555,483					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						555,483					
TOTAL JUST VALUE						555,483					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						368,942					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230046	IMPROVEMENTS	228,270	06/29/2023
20141571	SIGN	2,000	07/18/2014
20101917	SIGN	200	11/04/2010
20081121	SIGN	3,200	07/07/2008
011492	XFOB	2,000	07/02/2001
972256	ADDITION	12,600	11/14/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2608/1166	12/15/2022	WD	Q	I	01	700,000	
GRANTOR: AREJAY HOLDINGS LLC							
GRANTEE: JAY PROPERTIES OF A							
2226/1256	9/27/2018	WD	U	I	11	100	
GRANTOR: JONES LISA N							
GRANTEE: AREJAY HOLDINGS LLC							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2009] W3 CAN=[YR=2009] N11W28S8W7											
S3E35W18BAS=[YR=2009] W17S11 CAN=[YR=1998]											
S49E38N10W6S5W8N5W8N29 W7N10W9SE9S10E10N3W2N18SS12											
BAS=[YR=1993] S6E2S3W3S29E8CAN=[YR=1994]											
S5E8N5W8E14N20W7N18W14E14S18 E7N30S.											