BLOCK 46 LOTS 2 & W75 FT
OF 1
CITY OF FDNA BEACH

GOLDINI LLC
802 ASH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0046-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		22 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

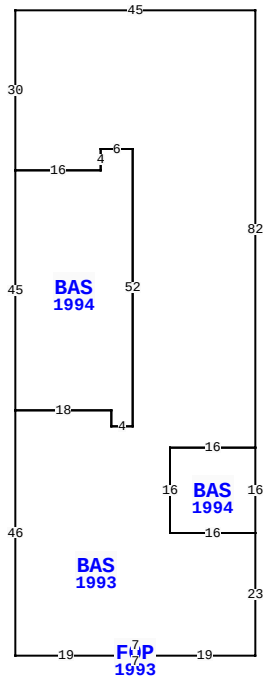
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,149	100	4,149	377,748
BAS	256	100	256	23,308
BAS	1,026	100	1,026	93,413
FOP	21	30	6	546
TOTALS	5,452		5,437	495,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	5,437	146.7576	260.13	1,414,327	1948	1980	0	0	0	65.00	35.00

1 RSTARANT 1 – 0% - 2023 Heated Area: 5431 HX Base Yr



802 ASH ST, FERNANDINA BEACH

BLD DATE	12/12/2018	KK	LGL DATE	
XF DATE	12/12/2018	KK	LAND DATE	12/12/2018 KK
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	501,720
TOTAL MARKET OB/XF VALUE	14,171
TOTAL LAND VALUE - MARKET	787,995
TOTAL MARKET VALUE	1,303,886
SOH/AGL Deduction	0
ASSESSED VALUE	1,303,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,303,886
TOTAL JUST VALUE	1,303,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,196,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140844	REPAIR/RRF	19,000	04/30/2014
20131705	GAS	200	07/19/2013
20122151	REMODEL	0	10/15/2012
20122065	SIGN	1,999	10/08/2012
20122034	H/AC	4,300	10/01/2012
20122026	ELEC OTHER	85	09/28/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/0736	1/06/2022	WD	U	I	30	675,000
GRANTOR: D & M AMELIA LLC						
GRANTEE: GOLDINI LLC						
1334/0853	7/19/2005	WD	U	I	12	1,070,000
GRANTOR: BC & H ENTERPRISES LL						
GRANTEE: D & M AMELIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S30 BAS=[YR=1994] S45 E18 S3 E4 N52 W6 S4 W16 $ E16 N4 E6 S52 W4 N3 W18 S46 E19 FOP=[YR=1993] S1 E7 N3 W7 S2 $ N2 E7 S2 E19 N23 BAS=[YR=1994] N16 W16 S16 E16 $ W16 N16 E16 N82 $.

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
2	0812	CONCRETE C	0	0	41	46	1,886.00	SF	4.00	4.00	100	1980	1980	3	35	2,640	
3	0803	ASPHALT C	0	0	0	0	6,945.00	SF	2.00	2.00	100	1980	1980	3	50	6,945	
5	0430	CL FNC 6B	0	0	0	0	192.00	LF	9.70	9.70	100	1980	1980	3	20	372	
6	0810	CONCRETE A	0	0	8	24	192.00	SF	6.50	6.50	100	1970	1970	3	22	275	
7	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	1970	1970	3	29.2	80	
8	0819	CONC 12"	0	0	5	7	35.00	SF	9.50	9.50	100	1948	1948	3	20	67	
9	0830	FLAGSTONE	0	0	7	8	56.00	SF	12.00	12.00	100	1993	1993	3	68	457	
10	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1993	1993	3	36	324	
11	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00	2.00	100	1993	1993	3	20	3	
12	0649	LIGHTS-GD	0	0	0	0	8.00	SF	225.00	225.00	100	1993	1993	3	20	360	

TOTAL OB/XF 11,523

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	002100	C	RESTAURANT	0	0003	C-3	100.00	75.00	17,511.00	SF		1.00	1.00	1.00	45.00	45.00	787,995							

REVIEW DATE 12/12/2018 BY KK Total Acres: 0.00 Total Land Value: 787,995 Market: 0 Agricultural: 0 Common: 787,995 PRINTED 08/02/2023 BY SYS

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2023

00-00-31-1800-0046-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

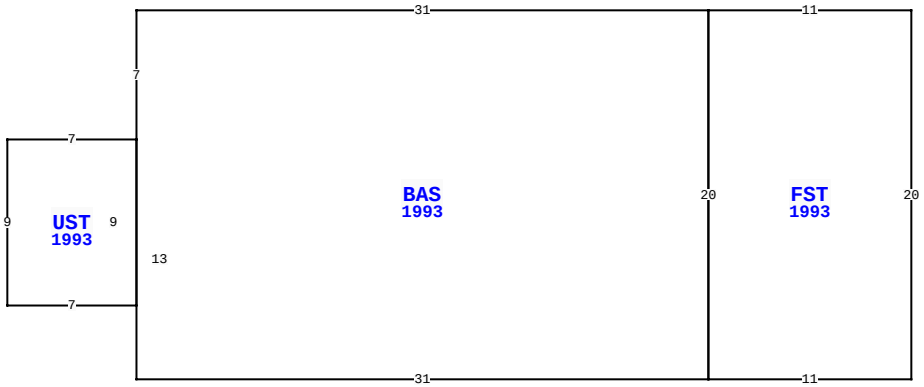
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
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	620	100	620	5,158
FST	220	70	154	1,281
UST	63	50	32	266
TOTALS	903		806	6,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	806	87.5750	41.60	33,530	1948	1965	0	0	0	80.00	20.00

2 STOR WAREH – 0% - 2023 Heated Area: 620 HX Base Yr



802 ASH ST, FERNANDINA BEACH

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BASE TAXABLE VALUE	1,303,886
TOTAL JUST VALUE	1,303,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,196,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121920	MECH OTHER	1,600	09/17/2012
20121920	1 REFRIGERATION U	1,600	09/17/2012
20121914	FIRE SPRNK	1,400	09/14/2012
20121552	LO VOLT SECURITY	3,800	07/31/2012
20121466	LO VOLT LIGHTING	1,200	07/23/2012
20040305	REMODEL	4,000	02/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/0736	1/06/2022	WD	U	I	30	675,000
GRANTOR: D & M AMELIA LLC						
GRANTEE: GOLDINI LLC						
1334/0853	7/19/2005	WD	U	I	12	1,070,000
GRANTOR: BC & H ENTERPRISES LL						
GRANTEE: D & M AMELIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W31 S7 UST=[YR=1993] W7 S9 E7 N9 $ S13 E31 N20 $ S20 E11 N20 $.

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
13	0142	BAR TOP A	0	0	0	0	20.00	LF	165.00	165.00	100	1965	1965	3	20	660	
14	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1965	1965	3	20	80	
15	0819	CONC 12"	0	0	3	4	12.00	SF	9.50	9.50	100	1948	1948	3	20	23	
16	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1980	1980	3	20	140	
17	1241	WD DECK G	0	0	4	12	48.00	UT	11.50	11.50	100	1980	1980	3	20	110	
18	1241	WD DECK G	0	0	4	34	136.00	UT	11.50	11.50	100	1997	1997	3	26	407	
19	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1990	1990	3	100	500	
20	0098	AWNING MTL	0	0	5	3	15.00	SF	13.00	13.00	100	1990	1990	3	20	39	
21	1123	CB 8"	0	0	10	2	20.00	SF	6.15	6.15	100	1980	1980	3	35	43	
22	0097	AWNING CN	0	0	0	0	14.00	SF	65.00	65.00	100	2012	2012	3	71	646	

TOTAL OB/XF 2,648

LAND DESCRIPTION

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REVIEW DATE 12/12/2018 BY KK Total Acres: 0.00 Total Land Value: 787,995 Market: 0 Agricultural: 0 Common: 787,995 PRINTED 08/02/2023 BY SYS