BLOCK 47 LOTS 4 & 3
CITY OF FDNA BEACH

MARLIN & BARREL DISTILLERY LLC/
115 S 2ND STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0047-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	11	BOWSTRTRUS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		10 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

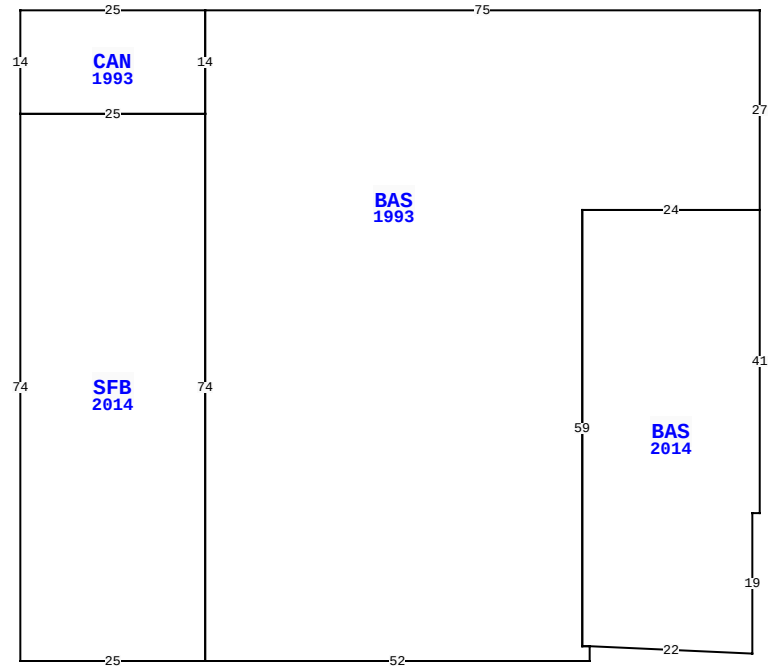
DOR CODE	4500	CANNERIES/BOTTLERS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,138	100	5,138	304,890
BAS	1,409	100	1,409	83,610
CAN	350	30	105	6,231
SFB	1,850	80	1,480	87,824
TOTALS	8,747		8,132	482,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	8,132	108.4509	95.71	778,314	1946	1990	0	0	0	38.00	62.00

1 SERV SHOP – 0% - 0 Heated Area: 8027 HX Base Yr



230 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/09/2021	KK	LGL DATE	
XF DATE	02/09/2021	KK	LAND DATE	02/09/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	482,555
TOTAL MARKET OB/XF VALUE	14,037
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	1,296,592
SOH/AGL Deduction	587,106
ASSESSED VALUE	709,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	709,486
TOTAL JUST VALUE	1,296,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,169,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200081	REMODEL	8,000	10/02/2020
20200034	NEW CONSTR	5,000	04/22/2020
20091509	H/AC	3,800	11/04/2009
20091370	H/AC	10,000	10/07/2009
20091149	ELEC OTHER	15,000	08/27/2009
20091118	REPAIR/RRF	20,000	08/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/0305	6/14/2019	WD	Q	I	05	864,000
GRANTOR: ROSARIO OF AMELIA LLC						
GRANTEE: MARLIN & BARREL DIS						
1625/0049	6/12/2009	WD	Q	I	05	650,000
GRANTOR: REYNOLDS ETHEL G ETAL						
GRANTEE: ROSARIO OF AMELIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W75 CAN=[YR=1993] W25 S14 E25 N14 $ S14 SFB=[YR=2014] W25S74 E25N74$S74E52N2W1BAS=[YR=2014] E1 D1 R22 N19E1N41W24S59$N59E24N27$.

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
1	0812	CONCRETE C	0	0	100	13	1,300.00	SF	4.00	4.00	100	1970	1970	3	22	1,144	
2	0811	CONCRETE B	0	0	0	0	1,488.00	SF	5.20	5.20	100	1980	1980	3	35	2,708	
3	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2000	2000	3	20	240	
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2009	2009	3	78	1,053	
5	1089	HYDRL RAMP	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	1984	1984	3	50	2,750	
6	0351	CARPORT MT	0	0	98	20	1,960.00	SF	10.00	10.00	100	1960	1960	3	20	3,920	
7	0425	CL FNC 8'	0	0	0	0	78.00	LF	10.65	10.65	100	1990	1990	3	28	233	
8	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1990	1990	3	28	196	
9	0424	CL FNC 6'	0	0	0	0	99.00	LF	20.00	20.00	100	1990	1990	3	28	554	
10	0424	CL FNC 6'	0	0	0	0	99.00	LF	23.00	23.00	100	1990	1990	3	28	638	

TOTAL OB/XF 13,436

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	004500	C	BOTTLER	0	0003	MU-8	0.00	0.00	20,000.00	SF		1.00	1.00	1.00	40.00	40.00	800,000							

REVIEW DATE 02/09/2021 BY KK Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4500	CANNERIES/BOTTLERS	
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NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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BLD DATE	02/09/2021	KK	LGL DATE
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NASSAU COUNTY PROPERTY

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,169,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091110	REPAIR/RRF	10,000	08/24/2009
20090835	ELEC OTHER	1,500	06/29/2009
20090836	H/AC	3,800	06/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: REYNOLDS ETHEL G ETAL						
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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
11	0810	CONCRETE A	0	0	21	20	420.00	SF	6.50	6.50	100	1970	1970	3	22	601	

LAND DESCRIPTION

TOTAL OB/XF 601

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 02/09/2021 BY KK Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS