BLOCK 166 LOTS 23 24 & 25
CITY OF FDNA BEACH

LITTLE CHICKEN HOLDINGS LLC/
1650 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0166-0230

NASSAU COUNTY PROPERTY

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	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	05	Quality Level 05

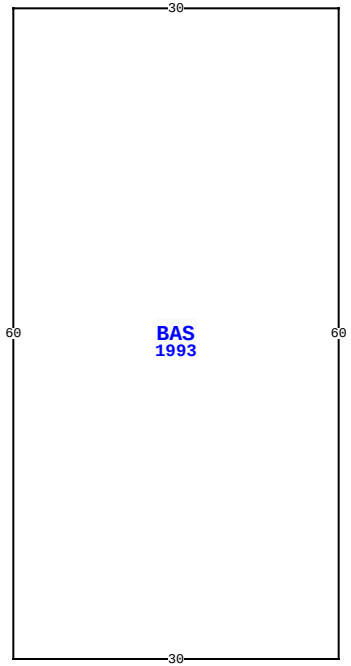
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	203,220
TOTALS	1,800		1,800	203,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,800	88.5780	129.77	233,586	1983	2005	0	0	0	13.00	87.00

1 RETAILSTOR – 0% - 0 Heated Area: 1800 HX Base Yr



917 S 8TH ST, FERNANDINA BEACH

BLD DATE	08/29/2022	HS	LGL DATE	
XF DATE	08/29/2022	HS	LAND DATE	08/29/2022 HS
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	203,220
TOTAL MARKET OB/XF VALUE	6,286
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	359,506
SOH/AGL Deduction	66,759
ASSESSED VALUE	292,747
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,747
TOTAL JUST VALUE	359,506
NCON VALUE	0
INCOME VALUE	1,346,036
PREVIOUS YEAR MKT VALUE	266,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210193	REMODEL	40,000	07/22/2021
20060737	REPAIR/RRF	4,116	04/13/2006
011546	REMODEL	40,000	07/10/2001
990928	REMODEL	17,000	07/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2454/1037	4/20/2021	WD	Q	I	02	322,000
GRANTOR: SHAPIRO FB LLC						
GRANTEE: LITTLE CHICKEN HOLD						
2156/0045	10/27/2017	WD	Q	I	01	185,000
GRANTOR: GARVIN MARTHA S						
GRANTEE: SHAPIRO FB LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S60 E30 N60$.

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	0810	CONCRETE A	0	0	13	11	143.00	SF	6.50	6.50	100	2000	2000	3	80	744	
2	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1983	1983	3	44	72	
3	0810	CONCRETE A	0	0	0	0	237.00	SF	6.50	6.50	100	2000	2000	3	80	1,232	
4	0811	CONCRETE B	0	0	0	0	997.00	SF	5.20	5.20	100	2000	2000	3	80	4,148	
5	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2005	2005	3	90	45	
6	0649	LIGHTS-GD	0	0	0	0	1.00	SF	225.00	225.00	100	2000	2000	3	20	45	

LAND DESCRIPTION

TOTAL OB/XF 6,286

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-8	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	20.00	20.00	150,000							

REVIEW DATE 08/29/2022 BY HS Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS