BLOCK 173 LOTS 5 6 7 & 8
CITY OF FDNA BEACH

ALL TUCKERED OUT LLC/
1014 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0173-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

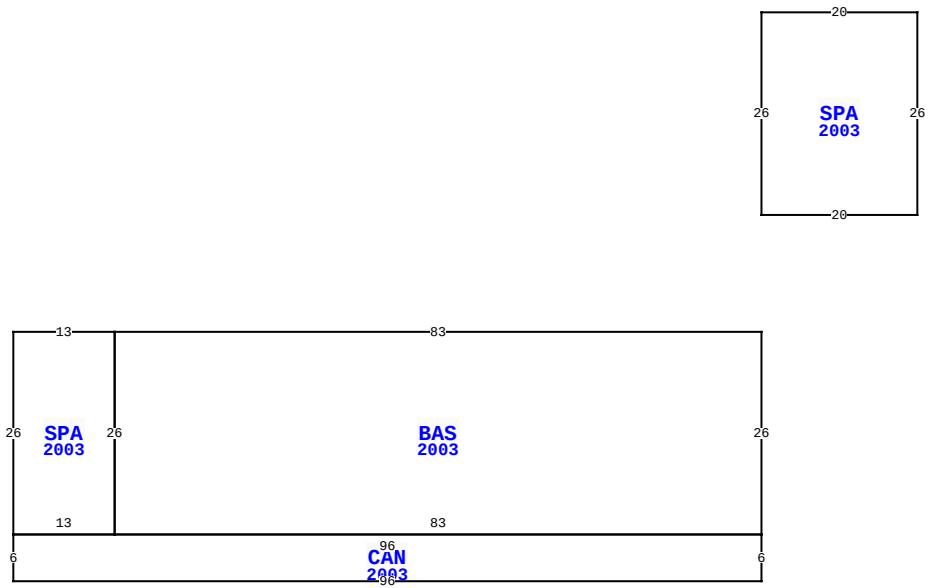
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Stories	1.5	1.5 100
Units		0 100
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	2,158	100	2,158	186,382
CAN	576	30	173	14,942
SPA	338	85	287	24,788
SPA	520	85	442	38,174
TOTALS	3,592		3,060	264,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	3,060	109.1740	159.94	489,416	2003	2003	0	0	30	16.00	54.00

1 RETAILSTOR – 0% - 0 Heated Area: 2887 HX Base Yr



1014 S 7TH ST, FERNANDINA BEACH

BLD DATE	12/04/2018	KK	LGL DATE		
XF DATE	12/04/2018	KK	LAND DATE	12/04/2018	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	264,285
TOTAL MARKET OB/XF VALUE	21,014
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	460,299
SOH/AGL Deduction	92,692
ASSESSED VALUE	367,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,607
TOTAL JUST VALUE	460,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033830	OTHER	1,000	09/16/2003
20032901	NEW CONSTR	4,000	04/11/2003
20032817	H/AC	7,000	04/01/2003
20032816	NEW CONSTR	10,000	04/01/2003
20032756	NEW CONSTR	175,000	03/25/2003
20032417	NEW CONSTR	17,000	01/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2274/0165	5/13/2019	WD	Q	I	01	370,000
GRANTOR: ININNS INTERNATIONAL						
GRANTEE: ALL TUCKERED OUT LL						
1403/1639	4/12/2006	WD	U	I	12	500,000
GRANTOR: WOODS KERRY SMITH						
GRANTEE: ININNS INTERNATIONA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W83 SPA=[YR=2003] W13 S26 CAN=[YR=2003] S6 E96 N6 W96$ E13 N26 $ S26 E83 N26$ PTR=N15 SPA=[YR=2003] N26 E20 S26 W20$ S15$.

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	0400	CONC CURB	0	0	0	0	171.00	LF	15.00	15.00	100	2003	2003	3	88	2,257	
2	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2003	2003	3	88	176	
3	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	2003	2003	3	84	197	
4	0803	ASPHALT C	0	0	0	0	3,800.00	SF	2.00	2.00	100	2003	2003	3	54	4,104	
5	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	2003	2003	3	84	218	
6	0446	BOX FNC 6'	0	0	0	0	30.00	LF	20.00	20.00	100	2003	2003	3	22	132	
7	0920	CWALL-WD/M	0	0	0	0	162.00	LF	390.00	390.00	100	2003	2003	3	22	13,900	
8	0646	LWN SPRK H	0	0	0	0	28.00	UT	3.00	3.00	100	2003	2003	3	36	30	

LAND DESCRIPTION

TOTAL OB/XF 21,014

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	0006	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	17.50	17.50	175,000							

REVIEW DATE 12/04/2018 BY KK Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS