

BLOCK 211 LOTS 1 2 9 10 &
N116 FT OF LOTS 3 & 8
IN OR 677 PG 334

BUCCANEER ASSOCIATES LIMITED/
2701 HOUMA BLVD SUITE C
METAIRIE, LA 70006

2023

00-00-31-1800-0211-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 80
Interior Floor	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1010.00		

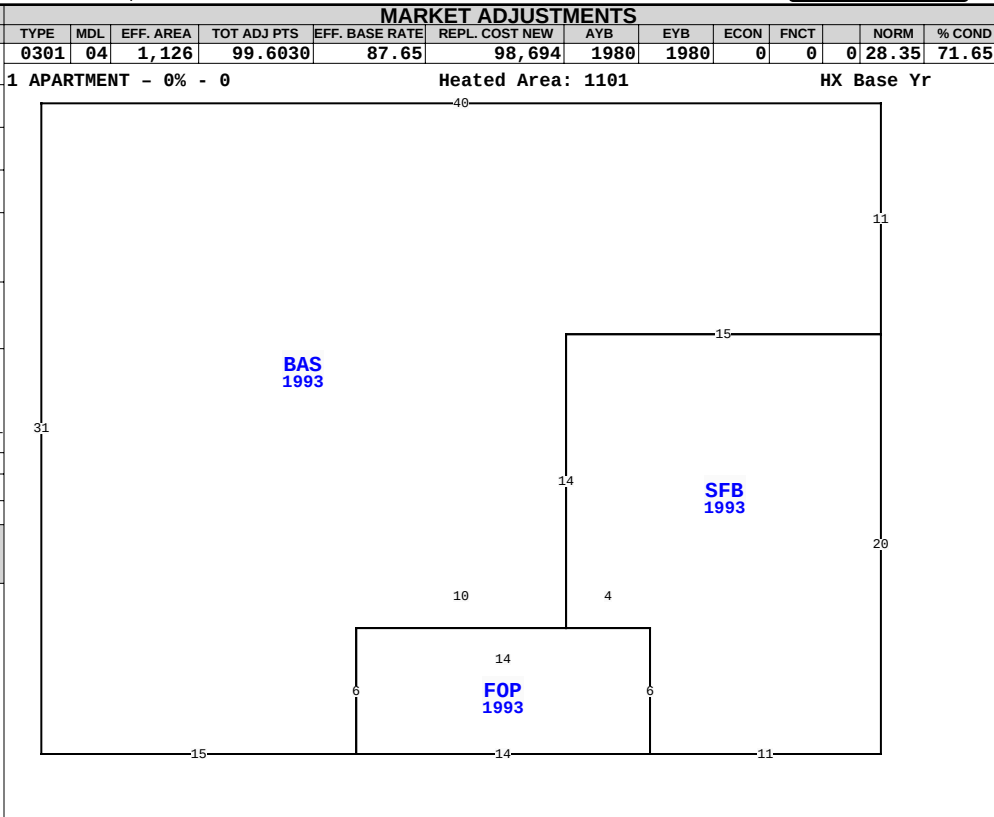
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	55,265
FOP	84	30	25	1,570
SFB	276	80	221	13,879

TOTALS	1,240	1,126	70,714
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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0803	ASPHALT C	0	0	0	61,570.00	SF	2.00	2.00	100	1993	1993	3
2	0812	CONCRETE C	0	0	0	12,240.00	SF	4.00	4.00	100	1980	1980	3
3	0971	ST LGHT OV	0	0	0	15.00	UT	1,555.00	1,555.00	100	1993	1993	3
4	0446	BOX FNC 6'	0	0	0	2,032.00	LF	20.00	20.00	100	1993	1993	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000300	C	MULTI-FAM	0	0003		460.00	460.00	48.00	UT		1.00	1.00

REVIEW DATE 12/07/2018 BY KK



BLD DATE	12/07/2018	KK	LGL DATE	
XF DATE	12/07/2018	KK	LAND DATE	12/07/2018
INC DATE			AG DATE	

1100 LIME ST, FERNANDINA BEACH													
TOTAL OB/XF 95,231													

TOTAL OB/XF 95,231													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000300	C	MULTI-FAM	0	0003		460.00	460.00	48.00	UT		1.00	1.00

Total Acres: 0.00 Total Land Value: 231,639 Market: 0 Agricultural: 0 Common: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 10 2									
VALUATION SUMMARY									
VALUATION BY					DIRECT_CAP				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					1,130,945				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					0				
TOTAL MARKET VALUE					1,362,584				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,362,584				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,362,584				
TOTAL JUST VALUE					1,362,584				
NCON VALUE					0				
INCOME VALUE					1,362,584				
PREVIOUS YEAR MKT VALUE					1,326,947				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160717	C/O 3 TON UNIT	3,700	03/16/2016
20141172	H/AC	3,500	06/03/2014
20132810	NEW CONSTR	650	12/12/2013
20121170	A/C	2,500	06/19/2012
20120789	NEW ROOF	70,937	05/08/2012
20111685	H/AC	2,500	09/23/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0677/0334	3/18/1993	WD	U	I		747,700			
GRANTOR: FDNA BEACH VILLAS									
GRANTEE: BUCCANEER ASSOCIATE									
0677/0331	3/18/1993	QC	U	I	06	100			
GRANTOR: WHITE STAR FOUND FLA									
GRANTEE: FDNA BEACH VILLAS									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W40 S31 E15 FOP=[YR=1993] E14 SFB=[YR=1993] E11 N20W15S14E4S6\$ N6W14S6\$N6E10N14E15N11\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 50	0301	03	3,596	108.0470	95.08	341,908	1980	1980	0	0	24.38	75.62	DIRECT_CAP														
Exterior Wall	19	COMMON BRK 50	2 APARTMENT - 0% - 0													Heated Area: 3568													
Roof Structure	03	GABLE/HIP 100														HX Base Yr													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	05	ASPH TILE 20																											
Air Condition	03	CENTRAL 100														Tax Group: 2													
Heating Type	04	AIR DUCTED 100																											
Bedrooms	2	100																											
Bathrooms	1	100																											
Frame	02	WOOD FRAME 100																											
Story Height	0	100														Tax Dist:													
RMS	0	100																											
Units	4	100																											
BUD8 Adjustme	02	DIST FB 100																											
Quality	03	Quality Level 03																											
DOR CODE	0300	MULTI-FAMILY														BUILDING MARKET VALUE													
MAP NUM	MKT AREA															01													
NEIGHBORHOOD/LOC	1010.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE														TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL MARKET OB/XF VALUE											
BAS	1,732	100														1,732	124,530	TOTAL LAND VALUE - MARKET											
FOP	24	30	7	504	TOTAL MARKET VALUE																								
FOP	24	30	7	504	SOH/AGL Deduction																								
FOP	48	30	14	1,007	ASSESSED VALUE																								
FUS	1,836	100	1,836	132,008	TOTAL EXEMPTION VALUE																								
TOTALS	3,664		3,596	258,551	BASE TAXABLE VALUE																								
EXTRA FEATURES															TOTAL JUST VALUE														
L N	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	TOTAL EXEMPTION VALUE												
LAND DESCRIPTION															TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
REVIEW DATE 12/07/2018 BY KK Total Acres: 0.00 Total Land Value: 231,639 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																													

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