

BOAT HOUSE FERNANDINA LLC
608 OCEAN CLUB VILLAS
FERNANDINA BEACH, FL 32034

00-00-31-1800-0269-0100



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				VALUATION SUMMARY																			
Exterior Wall	CD	15	CONC BLOCK 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD																		
RooF Structur	09	09	RIDGE FRME 100	2102	04	4,584	100.9800	199.69	915,379	2020	2020	0	0	0	2.00	98.00	Tax Group: 2					Tax Dist:																	
RooF Cover	04	05	BUILT-UP 100	1 RSTARANT 2 - 0% - 0												Heated Area: 4229												HX Base Yr											
Interior Wall	05	04	DRYWALL 100													BUILDING MARKET VALUE												897,071											
Interior Floo	03	03	CONC FINSH 100													TOTAL MARKET OB/XF VALUE												68,844											
Ceiling	02	02	F.NOT SUS 100													TOTAL LAND VALUE - MARKET												600,000											
Air Condition	04	04	ROOF TOP 100													TOTAL MARKET VALUE												1,565,915											
Heating Type	04	04	AIR DUCTED 100													SOH/AGL Deduction												469,049											
Fixtures			32 100													ASSESSED VALUE												1,096,866											
Frame	03	03	MASONRY 100													TOTAL EXEMPTION VALUE												0											
Story Height			12 100													BASE TAXABLE VALUE												1,096,866											
RMS			4 100													TOTAL JUST VALUE												1,565,915											
Stories	1.	1.	1. 100													NCON VALUE												0											
Units			0 100	INCOME VALUE																																			
BUD8 Adjustme	02	02	DIST FB 100	PREVIOUS YEAR MKT VALUE												1,620,870																							
Occupancy	00	00	OWNER OCC 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	3,878	100	3,878	758,910																																			
BRA	135	110	148	28,963																																			
BRA	216	110	238	46,575																																			
CAN	30	30	9	1,761																																			
CAN	372	30	112	21,918																																			
CAN	465	30	140	27,398																																			
CDN	168	35	59	11,546																																			
TOTALS				5,264		4,584		897,071																															
EXTRA FEATURES				30 S 2ND ST, FERNANDINA BEACH																																			
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																								
10	0855	CONC PAVER	0 0	0 0	2,092.00	SF	10.00	10.00	100	2020	2020	3	99	20,711																									
11	0855	CONC PAVER	0 0	0 0	556.00	SF	10.00	10.00	100	2020	2020	3	99	5,504																									
12	1123	CB 8"	0 0	0 0	160.00	SF	6.15	6.15	100	2020	2020	3	99	974																									
13	0810	CONCRETE A	0 0	0 0	373.00	SF	6.50	6.50	100	2020	2020	3	99	2,400																									
14	1123	CB 8"	0 0	0 0	128.00	SF	6.15	6.15	100	2020	2020	3	99	779																									
15	0462	ST/AL FNC	0 0	0 0	201.00	SF	10.00	10.00	100	2020	2020	3	95	1,910																									
16	1123	CB 8"	0 0	0 0	140.00	SF	6.15	6.15	100	2020	2020	3	99	852																									
17	0462	ST/AL FNC	0 0	0 0	159.00	SF	10.00	10.00	100	2020	2020	3	95	1,511																									
18	1123	CB 8"	0 0	0 0	54.00	SF	6.15	6.15	100	2020	2020	3	99	329																									
19	0855	CONC PAVER	0 0	0 0	56.00	SF	10.00	10.00	100	2020	2020	3	99	554																									
LAND DESCRIPTION					TOTAL OB/XF										35,524																								
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															
1	002100	C	RESTAURANT	0		C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	60.00	60.00	600,000																						
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REVIEW DATE	03/25/2021	BY	KK	Total Acres: 0.00	Total Land Value: 600,000	Market: 0	Agricultural: 0	Common: 600,000	PRINTED 08/02/2023 BY SYS
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