

BLOCK 269 W50 FT OF LOT 26
IN OR 1693/965
CITY OF FDNA BEACH

HAPPY TOMATO LLC/
7 SOUTH 3RD STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0269-0262



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structur	04
Roof Cover	12
Interior Wall	05
Interior Floo	16
Ceiling	02
Air Condition	03
Heating Type	04
Fixtures	10
Frame	02
Story Height	15
RMS	3
Stories	1.
Units	0
Occupancy	00

Quality	03
DOR CODE	2100
MAP NUM	
NEIGHBORHOOD/LOC	1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	378	100	378	71,383
BAS	162	100	162	30,593
CAN	356	30	107	20,206
DCK	221	10	22	4,154
DCK	50	10	5	944
TOTALS	1,167		674	127,279

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
1	1242	WD DECK A	0	0	55	4	220.00	SF	10.00	10.00	100	2005	2005	3	27	594	
2	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	2005	2005	3	27	32	
3	0442	STK FNC 5'	0	0	0	0	50.00	LF	16.20	16.20	100	2005	2005	3	27	219	
4	1242	WD DECK A	0	0	4	5	20.00	SF	10.00	10.00	100	2005	2005	3	27	54	
5	0681	POLE SHED	0	0	8	7	56.00	SF	15.00	15.00	100	2011	2011	3	68	571	
6	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	100	2011	2011	3	55	308	

LAND DESCRIPTION	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003		25.00	50.00	1,250.00	SF		1.00	1.00	1.00	35.00	35.00	43,750							

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2101	04	674	122.4615	217.06	146,298	2005	2005	0	0	0	87.00

1 RSTARANT 1 - 0% - 0

Heated Area: 540

HX Base Yr

BLD DATE	06/17/2021	KK	LGL DATE	
XF DATE	06/17/2021	KK	LAND DATE	06/17/2021
INC DATE			AG DATE	
7 S 3RD ST, FERNANDINA BEACH				

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	RSN CD
1693/0965	8/18/2010	WD U I	30
GRANTOR: CITY-MART GARDEN CLUB			
GRANTEE: HAPPY TOMATO LLC			
1668/0698	3/01/2010	QC U I	11
GRANTOR: CITY-MART ASSOCIATES			
GRANTEE: CITY-MART GARDEN CL			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2005] W15 S11 CAN=[YR=2006] W8 S33 DCK=[YR=2005] S11 E21 N5 E2 N10 W7 S4 W1 DCK=[YR=2006] W10 S5 E10 N5 S5 W10 N5 W5\$ E16 N4 E7 N4 W15 N25\$S25 E15 N6 BAS=[YR=2006] N18 W9 S18 E9\$W9 N18 E9 N12\$.			