

PT OF LOTS 90 & 105 (S1-2)
PT OR 2046/711
ESMT OR 1244/1836

ZT HOLDINGS #03 LLC
3948 3RD ST S #361
JACKSONVILLE BEACH, FL 32250

2024

00-00-30-044B-0105-0012



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 80
Exterior Wall	28 GLASS THRM 20
Roof Structure	04 WOOD TRUSS 100
Roof Cover	11 SLATE 100
Interior Wall	06 CUST PANEL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	27 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	5 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 2100 RESTAURANTS/CAFE

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 2022.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,422	100	5,422	737,860
CAN	396	30	119	16,194
CAN	180	30	54	7,349
CAN	800	30	240	32,660
DCK	1,194	10	119	16,194
DCK	480	10	48	6,532
FAT	295	20	59	8,029
FST	110	50	55	7,485
ULP	140	15	21	2,858
ULP	148	15	22	2,994
TOTALS	9,456		6,233	848,226

** This building has 13 Sub-Areas

960062 GATEWAY BLVD, FERNANDINA BEACH

BLD DATE	01/20/2022
XF DATE	01/20/2022
INC DATE	

KK	LGL DATE	01/20/2022	KK
KK	LAND DATE		
	AG DATE		

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	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	18,020.00	SF	2.00	2.00	100	2003	2003	3	52	18,741	
2	0400	CONC CURB	0	0	0	0	660.00	LF	15.00	15.00	100	2003	2003	3	87	8,613	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2003	2003	3	87	109	
4	0811	CONCRETE B	0	0	0	0	995.00	SF	5.20	5.20	100	2003	2003	3	83	4,294	
5	0810	CONCRETE A	0	0	0	0	227.00	SF	6.50	6.50	100	2003	2003	3	83	1,225	
6	0810	CONCRETE A	0	0	0	0	251.00	SF	6.50	6.50	100	2003	2003	3	83	1,354	
7	1126	CB/STC 8"	0	0	0	0	279.00	SF	8.00	8.00	100	2003	2003	3	83	1,853	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	61	366	
9	0810	CONCRETE A	0	0	0	0	350.00	SF	6.50	6.50	100	2003	2003	3	83	1,888	
10	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002100	C	RESTAURANT	0	0004	C-2	0.00	0.00	53,143.00	SF		1.00	1.00	0.75	10.00	7.50	398,572							

REVIEW DATE 01/20/2022 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

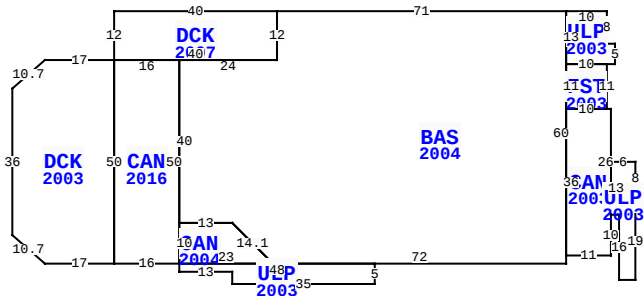
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2101	04	6,233	125.4066	216.01	1,346,390	2003	2003	20	0	0 17.00	63.00

1 RSTARANT 1 - 0% - 0

Heated Area: 5481

HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY	
VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,158,471
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,158,471
SOH/AGL Deduction	23,197
ASSESSED VALUE	1,135,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,135,274
TOTAL JUST VALUE	1,158,471
NCON VALUE	0
INCOME VALUE	1,158,471
PREVIOUS YEAR MKT VALUE	1,158,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162381	H/AC	23,490	08/30/2016
20162183	REMODEL	19,512	08/10/2016
20162107	CO ISSUED	35,000	08/03/2016
20161725	DEMOLITION	6,000	06/22/2016
P12868	OTHER	0	11/01/2007
M13324	MECH OTHER	0	09/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2046/0711	5/17/2016	SW	Q	I	05
					SALE PRICE
					890,000

GRANTOR: GASPAR HOLDINGS LLC
GRANTEE: ZT HOLDINGS #03 LLC
1722/0895 1/27/2011 QC U I 11 100
GRANTOR: THE SMALL BUSINESS AD
GRANTEE: ZIONS FIRST NATIONA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W71 DCK=[YR=2007] W40 S12 DCK=[YR=2003] W17 L8 D7 S36 D7 R8 E17 N50\$ CAN=[YR=2016] S50 E16 ULP=[YR=2003] S2 E13 S3 E35 N5 W48\$ CAN=[YR=2004] E23 U10 L10 W13 S10 S10 N50 W16\$ E40 N12\$ S12 W24 S40 E13 D10 R10 E72 N2 CAN=[YR=2003] E11 N10 ULP=[YR=2003] E2 S16 E4 N19 E3 N2 W3 N8 W6 S13\$ N26 W1 FST=[YR=2003] N11 ULP=[YR=2003] E2 N5 W2 N8 W10 S13 E10\$ W10 S11 E10\$ W10 S36\$ N60\$ PTR= E40 N50 UUS=[YR=2003] S5 E9 FAT=[YR=2003] E37 N27 UUS=[YR=2003] N9 W5 S9 E5\$ W5 S22 W32 S5\$ N5 W9\$ S50 W40\$.

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[illegible]

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DOR CODE		2100			RESTAURANTS/CAFE																								
MAP NUM					MKT AREA			01																					
NEIGHBORHOOD/LOC		2022.00																											
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