

PT OF LOT 15
IN OR 2259/838
SUB OF SEC 30 PB 1/5

TJ COURSON LLC/
819 T J COURSON ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0015-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																			
CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	17	CB STUCCO	100		2101	04	2,481	133.5642	230.06	570,779	1988	2000		0	0	21.00	79.00	VALUATION BY					STANDARD														
Roof Structure	09	RIDGE FRME	100		1 RSTARANT 1 - 0% - 0													Heated Area: 2409					HX Base Yr					Tax Group: 8					Tax Dist:				
Roof Cover	04	BUILT-UP	100															BUILDING MARKET VALUE					450,915														
Interior Wall	05	DRYWALL	60															TOTAL MARKET OB/XF VALUE					79,563														
Interior Wall	08	DECORATIVE	40															TOTAL LAND VALUE - MARKET					500,000														
Interior Floor	15	HARDTILE	100															TOTAL MARKET VALUE					1,030,478														
Ceiling	01	FIN.SUSPD	100															SOH/AGL Deduction					376,174														
Air Condition	04	ROOF TOP	100															ASSESSED VALUE					654,304														
Heating Type	04	AIR DUCTED	100															TOTAL EXEMPTION VALUE					0														
Fixtures	10	100																BASE TAXABLE VALUE					654,304														
Frame	03	MASONRY	100															TOTAL JUST VALUE					1,030,478														
Story Height		11	100															NCON VALUE					0														
RMS		4	100															INCOME VALUE																			
Stories	1.	1.	100		PREVIOUS YEAR MKT VALUE					1,050,462																											
Units		0	100																																		
BUD8 Adjustme	05	DIST 1A	100																																		
Occupancy	00	NONE	100																																		
Quality		04	Quality Level 04																																		
DOR CODE		2100		RESTAURANTS/CAFE																																	
MAP NUM				MKT AREA		02																															
NEIGHBORHOOD/LOC		2004.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	831	100	831	151,032																																	
BAS	45	100	45	8,179																																	
BAS	280	100	280	50,889																																	
BAS	167	100	167	30,352																																	
BAS	1,086	100	1,086	197,378																																	
UST	180	40	72	13,086																																	
TOTALS		2,589		2,481	450,915	819 T J COURSON RD, FERNANDINA BEACH														BLD DATE 02/28/2020		KKA KKA		LGL DATE 02/28/2020		06/06/2023		DC									
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	0812	CONCRETE C	0	0	0	0	24,459.00	SF	4.00	4.00	50	1988	1988	3	50	48,918																					
2	0400	CONC CURB	0	0	0	0	354.00	LF	15.00	15.00	100	1988	1988	3	64	3,398																					
3	0835	QUARY TILE	0	0	10	15	150.00	SF	10.00	10.00	100	1988	1988	3	54.5	818																					
4	0812	CONCRETE C	0	0	0	0	1,640.00	SF	4.00	4.00	100	1988	1988	3	54.5	3,575																					
5	0381	COOLER	0	0	10	12	120.00	SF	82.50	82.50	100	1988	1988	3	20	1,980																					
6	0383	FREEZER	0	0	5	10	50.00	SF	105.00	105.00	100	1988	1988	3	20	1,050																					
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	100	1988	1988	3	25	109																					
8	1123	CB 8"	0	0	46	7	460.00	SF	6.15	6.15	100	1988	1988	3	54.5	1,542																					
9	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	1988	1988	3	54.5	680																					
10	0402	CONC BUMPE	0	0	0	0	33.00	UT	25.00	25.00	100	1988	1988	3	64	528																					
LAND DESCRIPTION					TOTAL OB/XF 62,598																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	CI	200.00	200.00	40,000.00	SF		1.00	1.00	1.00	12.50	12.50	500,000																				

**TJ COURSON LLC/
819 T J COURSON ROAD
FERNANDINA BEACH, FL 32034**

00-00-30-0800-0015-0050

[illegible]