PT LOT 37 & PT N1/2 OF ALLEY
IN OR 1898/257
SUB OF SEC 30 PBK 1/5

MACCLENNY & GARROW ACQUISITION LLC/
153 EAST 71ST ST
NEW YORK, NY 10021

2024

00-00-30-0800-0037-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	11	CLAY TILE 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	05	STEEL 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	00	QUALITY Level 03
Occupancy	00	

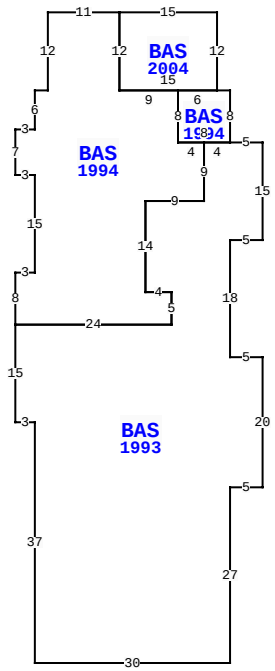
DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2,043	490,479
BAS	64	100	64	15,365
BAS	930	100	930	223,272
BAS	180	100	180	43,214
TOTALS	3,217		3,217	772,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2201	04	3,217	134.8620	279.16	898,058	1985	2005	0	0	0	14.00	86.00

1 FAST FOOD – 0% - 0 Heated Area: 3217 HX Base Yr



1954 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/26/2020	KKA	LGL DATE	
XF DATE	02/26/2020	KKA	LAND DATE	06/01/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	772,330
TOTAL MARKET OB/XF VALUE	55,587
TOTAL LAND VALUE - MARKET	332,150
TOTAL MARKET VALUE	1,160,067
SOH/AGL Deduction	357,538
ASSESSED VALUE	802,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	802,529
TOTAL JUST VALUE	1,160,067
NCON VALUE	0
INCOME VALUE	1,276,081
PREVIOUS YEAR MKT VALUE	1,193,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1428833	DUNKIN DONUTS	0	08/28/2014
M1419834	MECH OTHER	18,475	07/01/2014
E1427753	REMODEL	0	06/01/2014
02-09622	REMODEL	0	05/01/2002
5147	ADDITION	2,750	09/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1898/0257	1/14/2014	SW	Q	I	01	810,000
GRANTOR: DYNAMICALLY MANAGED R						
GRANTEE: MACCLENNY & GARROW						
1397/0006	3/17/2006	WD	Q	I		1,000,000
GRANTOR: THE WIT GROUP INC						
GRANTEE: DYNAMICALLY MANAGED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 BAS=[YR=1994] N8 W2 BAS=[YR=2004] N12 W15 BAS=[YR=1994] W11 S12 W2 S6 W3 S7 E3 S15 W3 S8 E24 N5 W4 N14 E9 N9 W4 N8 W9 N12$ S12 E15$ W6 S8 E8$ W4 S9 W9 S14 E4 S5 W24 S15 E3 S37 E30 N27 E5 N20 W5 N18 E5 N15$.

EXTRA FEATURES

LN	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	0381	COOLER	0	0	11	9	99.00	SF	82.50	82.50	100	2002	2002	3	50	4,084	
2	0803	ASPHALT C	0	0	0	0	21,497.00	SF	2.00	2.00	100	1985	1985	3	50	21,497	
3	0811	CONCRETE B	0	0	0	0	748.00	SF	5.20	5.20	100	1985	1985	3	47	1,828	
4	0383	FREEZER	0	0	11	6	66.00	SF	105.00	105.00	100	2002	2002	3	50	3,465	
5	0400	CONC CURB	0	0	0	0	776.00	LF	15.00	15.00	100	1985	1985	3	58	6,751	
6	0810	CONCRETE A	0	0	9	9	81.00	SF	6.50	6.50	100	2002	2002	3	82	432	
7	0418	EXHST FAN	0	0	0	0	3.00	UT	1,200.00	1,200.00	100	2002	2002	3	20	720	
8	0972	ST LGHT UN	0	0	0	0	4.00	UT	3,162.50	3,162.50	100	1993	1993	3	32	4,048	
9	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00	100	1993	1993	3	32	1,920	
10	0383	FREEZER	0	0	14	10	140.00	SF	105.00	105.00	100	2002	2002	3	50	7,350	

TOTAL OB/XF 52,095

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002200	C	DRIVE-IN	0	0003	CI	138.00	200.00	26,572.00	SF		1.00	1.00	1.00	12.50	12.50	332,150							

REVIEW DATE 02/26/2020 BY KKA Total Acres: 0.00 Total Land Value: 332,150 Market: 0 Agricultural: 0 Common: 332,150 PRINTED 08/06/2024 BY SYS

PT LOT 37 & PT N1/2 OF ALLEY
IN OR 1898/257
SUB OF SEC 30 PBK 1/5

MACCLENNY & GARROW ACQUISITION LLC/
153 EAST 71ST ST
NEW YORK, NY 10021

2024

00-00-30-0800-0037-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	772,330
TOTAL MARKET OB/XF VALUE	55,587
TOTAL LAND VALUE - MARKET	332,150
TOTAL MARKET VALUE	1,160,067
SOH/AGL Deduction	357,538
ASSESSED VALUE	802,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	802,529
TOTAL JUST VALUE	1,160,067
NCON VALUE	0
INCOME VALUE	1,276,081
PREVIOUS YEAR MKT VALUE	1,193,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE	02/26/2020	KKA	LGL DATE
XF DATE	02/26/2020	KKA	LAND DATE 06/01/2023 DC
INC DATE			AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1898/0257	1/14/2014	SW	Q	I	01	810,000
GRANTOR: DYNAMICALLY MANAGED R						
GRANTEE: MACCLENNY & GARROW						
1397/0006	3/17/2006	WD	Q	I		1,000,000
GRANTOR: THE WIT GROUP INC						
GRANTEE: DYNAMICALLY MANAGED						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2002	2002	3	100	200	
12	0476	VF 6 SBPL	0	0	0	0	34.00	LF	32.00	32.00	100	2014	2014	3	87	947	
13	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	87	522	
14	0462	ST/AL FNC	0	0	11	3	33.00	SF	10.00	10.00	100	2002	2002	3	30	99	
15	0351	CARPORT MT	0	0	6	4	24.00	SF	10.00	10.00	100	2014	2014	3	65	156	
16	0098	AWNING MTL	0	0	6	4	24.00	SF	13.00	13.00	100	2014	2014	3	65	203	
17	0097	AWNING CN	0	0	0	0	28.00	SF	65.00	65.00	100	2014	2014	3	75	1,365	

LAND DESCRIPTION

TOTAL OB/XF 3,492

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/26/2020 BY KKA Total Acres: 0.00 Total Land Value: 332,150 Market: 0 Agricultural: 0 Common: 332,150 PRINTED 08/06/2024 BY SYS