

PT OF LOT 37
IN OR 2709/999
ANNEXED INTO CITY LIMITS PER

JILL & GREGG'S AMP LLC/
835 TARPON AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0037-0080



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 80		
Exterior Wall	12	CEDAR 20		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 80		
Interior Floor	03	CONC FINSH 20		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		13 100		
Frame	02	WOOD FRAME 100		
Story Height		10 100		
RMS		5 100		
Stories	2.	2. 100		
Units		0 100		
BUD8 Adjustme	05	DIST 1A 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	3200	THEATER/AUDITORIUM		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	2004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,824	100	3,824	152,681
SFB	920	80	736	29,386
TOTALS	4,744		4,560	182,067

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3201	04	4,560	77.2681	133.09	606,890	1986	1986	0	20	0 50.00	30.00

1 THEATER - 0% - 0

Heated Area: 4560

HX Base Yr

BLD DATE	05/22/2020	KK	LGL DATE	06/01/2023	DC
XF DATE	05/22/2020	KK	LAND DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 2		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				252,331		
TOTAL MARKET OB/XF VALUE				13,896		
TOTAL LAND VALUE - MARKET				291,896		
TOTAL MARKET VALUE				558,123		
SOH/AGL Deduction				182,636		
ASSESSED VALUE				375,487		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				375,487		
TOTAL JUST VALUE				558,123		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				575,312		

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
1	0803	ASPHALT C	0	0	0	0	18,100.00	SF	2.00	2.00	30	1986	1986	3
2	0811	CONCRETE B	0	0	0	0	549.00	SF	5.20	5.20	100	1986	1986	3
3	0400	CONC CURB	0	0	0	0	129.00	LF	15.00	15.00	100	1986	1986	3
4	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1986	1986	3
5	0810	CONCRETE A	0	0	0	0	232.00	SF	6.50	6.50	100	2014	2014	3
6	0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00	20.00	100	2014	2014	3
7	0444	BOX FNC 4'	0	0	0	0	17.00	LF	6.50	6.50	100	2014	2014	3
8	0479	VF PICKET	0	0	0	0	40.00	LF	5.00	5.00	100	2014	2014	3
9	1242	WD DECK A	0	0	0	0	180.00	SF	10.00	10.00	100	2016	2016	3
TOTAL OB/XF 13,896														

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
1	003200	C	THEATER	0	0006	C-2	150.00	230.00	36,487.00	SF		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 8.00 ADJ UNIT PRICE 8.00 LAND VALUE 291,896														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														

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