

LOTS 12 13 & 14
ESMT OR 1358/934
AMELIA LIGHTHOUSE RESERVATION

PAMPLONA INVESTMENTS GROUP LLC/
901 PONCE DE LEON BLVD STE 204
CORAL GABLES, FL 33134

2024

00-00-31-1020-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	29	100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		7 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04
DOR CODE 2100 RESTAURANTS/CAFE

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1061.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,561	100	4,561	909,751
CAN	728	30	218	43,483
FST	140	50	70	13,962
FUS	2,786	100	2,786	555,703
SFB	25	80	20	3,989
SFB	25	80	20	3,989
SFB	25	80	20	3,989
UOP	1,767	20	353	70,410

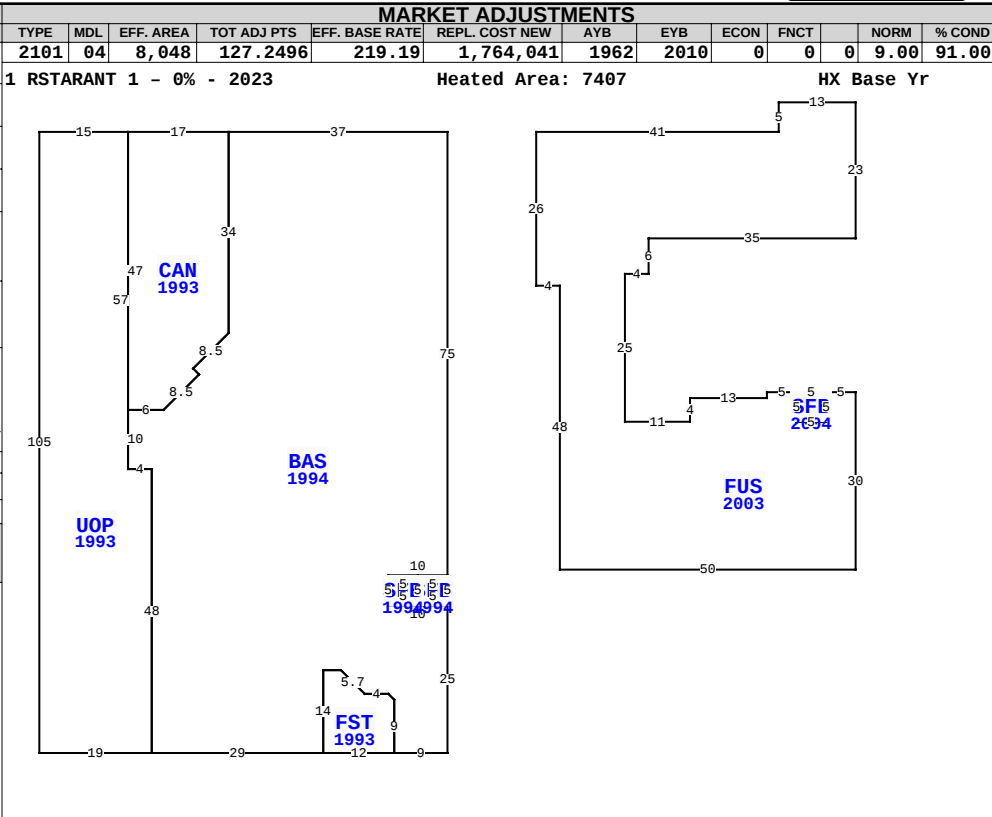
TOTALS 10,057 8,048 1,605,277

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	0142	BAR TOP A	0	0	0	0	32.00	LF	165.00	165.00	100	2002	2002	3	20	1,056	
2	0143	BAR TOP G	0	0	0	0	50.00	LF	315.00	315.00	100	2002	2002	3	20	3,150	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2002	2002	3	100	40,000	
4	0418	EXHST FAN	0	0	0	0	5.00	UT	800.00	800.00	100	2002	2002	3	20	800	
5	0097	AWNING CN	0	0	0	0	74.00	SF	91.00	91.00	100	2008	2008	3	52	3,502	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	78	468	
7	0476	VF 6 SBPL	0	0	54	0	54.00	LF	32.00	32.00	100	2013	2013	3	85	1,469	
8	0097	AWNING CN	0	0	0	0	44.00	SF	65.00	65.00	100	2014	2014	3	75	2,145	
9	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2014	2014	3	65	1,625	
10	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2017	2017	3	78	936	

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	0003	C-1	107.00	91.00	9,566.00	SF		1.00	1.00	2.00	100.00	200.00	1,913,200							



BLD DATE	02/27/2018	KK	LGL DATE	
XF DATE	02/27/2018	KK	LAND DATE	
INC DATE			AG DATE	

2910 ATLANTIC AVE, FERNANDINA BEACH

TOTAL OB/XF																	55,151
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
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2	0143	BAR TOP G	0	0	0	0	50.00	LF	315.00	315.00	100	2002	2002	3	20	3,150	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2002	2002	3	100	40,000	
4	0418	EXHST FAN	0	0	0	0	5.00	UT	800.00	800.00	100	2002	2002	3	20	800	
5	0097	AWNING CN	0	0	0	0	74.00	SF	91.00	91.00	100	2008	2008	3	52	3,502	
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NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,605,277
TOTAL MARKET OB/XF VALUE		55,151
TOTAL LAND VALUE - MARKET		1,913,200
TOTAL MARKET VALUE		3,573,628
SOH/AGL Deduction		0
ASSESSED VALUE		3,573,628
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		3,573,628
TOTAL JUST VALUE		3,573,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,639,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170852	REMODEL	405,870	03/23/2017
20161820	ROOF	17,500	07/05/2016
20142291	REPAIR/RRF	8,025	10/24/2014
20142292	REMODEL	300	10/24/2014
20130599	XFOB	0	03/25/2013
20122141	NEW CONSTR	1,150	10/17/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2587/1858	8/29/2022	SW U	I	35	
GRANTOR: MAIN BEACH PROPERTY L					
GRANTEE: PAMPLONA INVESTMENT					
2545/0220	3/07/2022	SW Q	I	01	
GRANTOR: SANDPLOT LLC					
GRANTEE: MAIN BEACH PROPERTY					

GRANTEE: MAIN BEACH PROPERTY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W37 CAN=[YR=1993] W17 UOP=[YR=1993] W15 S105
E19 N48 W4 N57\$ S47 E6 U6 R6 U1 L1 U6 R6 N34\$ S34 D6
L6 D1 R1 D6 L6 W6 S10 E4 S48 E29 FST=[YR=1993] E12 N9
U1 L1 W4 U4 L4 W3 S14\$ N14 E3 D4 R4 E4 D1 R1 S9 E9 N25
SFB=[YR=1994] N5 W5 SFB=[YR=1994] W5 S5 E5 N5\$ S5 E5 \$ W10
N5 E10 N75\$ PTR=E15 FUS=[YR=2003] E41 N5 E13 S23 W35 S6 W4
S25 E11 N4 E13 N1 E5 SFB=[YR=2004] E5 S5 W5 N5\$ S5 E5 N5 E5
S30 W50 N48 W4 N26\$ W15\$.