

BLOCK A E1/2 OF LOTS 7 & 8 &
S12.50 FT OF THE E1/2 OF LOT 9
W PORT BEACH CASINO TRACT

BIG SPLASH FERNANDINA BEACHLLC
712 PROMENADE POINTE DR
ST AUGUSTINE, FL 32095

2024

00-00-31-1100-000A-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1061.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	120	8,603
TOTALS	120		120	8,603

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	
2	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	
3	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0		C-1	0.00	0.00	3,125.00	SF	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	120	51.8700	73.91	8,869	2018	2018	0	0	3.00	97.00

3 RETAILSTOR - 0% - 0

Heated Area: 120

HX Base Yr

10

12

10

12

BAS 2018

5 N FLETCHER AV, FERNANDINA BEACH

BLD DATE

02/19/2019

KK

LGL DATE

02/19/2019

KK

AG DATE

02/19/2019

KK

TOTAL OB/XF											
477											

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

8,603

TOTAL MARKET OB/XF VALUE

477

TOTAL LAND VALUE - MARKET

109,375

TOTAL MARKET VALUE

118,455

SOH/AGL Deduction

0

ASSESSED VALUE

118,455

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

118,455

TOTAL JUST VALUE

118,455

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

118,792

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20180869

NEW CONSTR-RNTL S

5,510

03/13/2018

20040563

CHNGE SRVC

1,000

03/23/2004

20032658

REPAIR/RRF

2,000

03/10/2003

20021297

SIGNS

150

07/30/2002

20021124

H/AC

2,000

07/02/2002

20021021

GAS

0

06/17/2002

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2127/0099

6/15/2017

SW

Q

V

03

1,400,000

GRANTOR: ALMA EXCHANGE BANK &

GRANTEE: BIG SPLASH FERNANDI

1969/1654

3/19/2015

SW

U

V

12

2,276,300

GRANTOR: U & W PROPERTIES LLC

GRANTEE: ALMA EXCHANGE BANK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W10 S12 E10 N12\$.