

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

00-00-31-1100-000A-0071

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 70		
Exterior Wall	16	WD FR STUC 30		
Roof Structure	09	RIDGE FRME 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	06	CUST PANEL 70		
Interior Wall	08	DECORATIVE 30		
Interior Floor	12	HARDWOOD 70		
Interior Floor	03	CONC FINSH 30		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures Frame	03	38 100 MASONRY 100		
Story Height		16 100		
RMS		6 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	2100	RESTAURANTS/CAFE		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1060.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,974	100	4,974	1,054,947
CAN	750	30	225	47,721
CAN	1,015	30	304	64,476
FST	50	50	25	5,303
FST	60	50	30	6,363
FST	180	50	90	19,089
FUS	1,215	100	1,215	257,692
PTO	150	5	8	1,697
STR	110	10	11	2,333
STR	165	10	16	3,393
TOTALS	14,258		8,016	1,700,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2102	04	8,016	117.5140	225.63	1,808,650	2018	2018	0	0	6.00	94.00

1 RSTARANT 2 - 0% - 0
Heated Area: 6189
HX Base Yr

The floor plan shows a complex building footprint divided into several areas labeled with codes and years: BAS 2018 (Basement), CAN 2018 (Canopy), UOP 2018 (Upper Open Port), FUS 2018 (Furnace), FUS UOP 2018 (Furnace Upper Open Port), and CAN 2018 (Canopy). Dimensions are provided for various sections of the building.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,700,131	
TOTAL MARKET OB/XF VALUE		250,245	
TOTAL LAND VALUE - MARKET		1,566,250	
TOTAL MARKET VALUE		3,516,626	
SOH/AGL Deduction		534,021	
ASSESSED VALUE		2,982,605	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,982,605	
TOTAL JUST VALUE		3,516,626	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,588,794	

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20183711

ROOF

122,200

10/29/2018

20182571

FIRE

39,125

07/24/2018

20182355

FIRE

23,255

07/09/2018

20180868

NEW CONSTR-SALT L

1,496,563

03/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2127/0099	6/15/2017	SW Q	Q	V	03	1,400,000

GRANTOR: ALMA EXCHANGE BANK &
GRANTEE: BIG SPLASH FERNANDI

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W5 UOP=[YR=2018] N32 W20 CAN=[YR=2018] N13 W1 STR=[YR=2018] U4 R2 W29 D4 R1 E26\$ W27 S12 BAS=[YR=2018] W1 S3 W33 S25 FST=[YR=2018] W5 S10 E5 N10\$ S23 W12 FST=[YR=2018] W12 S5 FST=[YR=2018] S15 E12 N15 W12\$ E12 N5\$ S35 E74 N35 W15 N4 E2 N27 W2 N4 E2 N16 W15\$ E15 S16 W2 S4 E2 S27 W2 S4 E15 N50\$ S74 E20 N42\$ S30 E5 N30\$ PTR= E40 UOP=[YR=2018] E33 S13 E14 S35 E15 S35 W35 N5 CAN=[YR=2018] E30 N25 W30 FUS=[YR=2018] N20 W27 S45 E27 N25\$ S25\$ W27 N43 STR=[YR=2018] W5 N33 E5 S33\$ N35\$ W40\$.

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	0803	ASPHALT C	0	0	0	0	SF	2.00	2.00	100	2018	2018	3	82	23,744	
2	0855	CONC PAVER	0	0	0	0	SF	10.00	10.00	100	2018	2018	3	97	104,702	
3	0811	CONCRETE B	0	0	0	0	SF	5.20	5.20	100	2018	2018	3	97	3,228	
4	0402	CONC BUMPE	0	0	0	0	UT	25.00	25.00	100	2018	2018	3	98	98	
5	0400	CONC CURB	0	0	0	0	LF	15.00	15.00	100	2018	2018	3	98	18,978	
6	0972	ST LGHT UN	0	0	0	0	UT	2,530.00	2,530.00	100	2018	2018	3	94	23,782	
7	0975	ST LT/ARM	0	0	0	0	UT	500.00	500.00	100	2018	2018	3	94	1,880	
8	0649	LIGHTS-GD	0	0	0	0	SF	225.00	225.00	100	2018	2018	3	82	1,107	
9	0811	CONCRETE B	0	0	0	0	SF	5.20	5.20	100	2018	2018	3	97	3,405	
10	1126	CB/STC 8"	0	0	0	0	SF	8.00	8.00	100	2018	2018	3	97	2,150	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPth 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		C-1	0.00	0.00	44,750.00	SF		1.00	1.00	1.00	35.00	35.00	1,566,250						

[illegible]