UNIT A
CITY-MART OR 574/1165-1217

C&M PROPERTY HOLDINGS LLC
9 S 3RD ST UNIT A
FERNANDINA BEACH, FL 32034

2024

00-00-31-1203-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	1ST FLOOR	1ST FLOOR 100
Parking	STREET/LOT	STREET/LOT 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,173		1,173	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0120300		1,173				1900	1980	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

9 S 3RD ST A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	442,009
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	442,009
SOH/AGL Deduction	0
ASSESSED VALUE	442,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,009
TOTAL JUST VALUE	442,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034197	H/AC	4,000	11/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1053	5/03/2023	WD	U	I	16	574,999
GRANTOR: COTNER ASSOCIATES INC						
GRANTEE: C&M PROPERTY HOLDIN						
0576/0827	8/10/1989	N/A	U	I	02	75,400
GRANTOR: CITY-MART ASSOC						
GRANTEE: COTNER ASSOC INC						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS