UNIT B
CITY-MART OR 574/1165-1217

OUTSIDE SCOOP LLC
1848 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1203-000B-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor	1	100
Location	INTERIOR	INTERIOR 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	1,511		1,511	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0120300		1,511				1900	1980	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

5 S 3RD ST B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		569,648
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		569,648
SOH/AGL Deduction		68,358
ASSESSED VALUE		501,290
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		501,290
TOTAL JUST VALUE		569,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110814	H/AC	2,000	05/26/2011
2003549	REMODEL	20,000	07/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2569/0437	6/08/2022	WD	Q	I	01	595,800
GRANTOR: CITY-MART RETAIL CORP						
GRANTEE: OUTSIDE SCOOP LLC						
0763/0883	6/21/1996	WD	Q	I		160,000
GRANTOR: LAND COMPANY OF FLORI						
GRANTEE: CITY-MART RETAIL CO						

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