

PT OF LOT 25 "25-1L"
UNR LEASE DATED 1-1-1997
{BRETT'S WATERWAY CAFE-LESSEE}

CITY OF FERNANDINA BEACH/
C/O CENTRE ST RESTAURANT GROUP, 204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1760-0025-001L

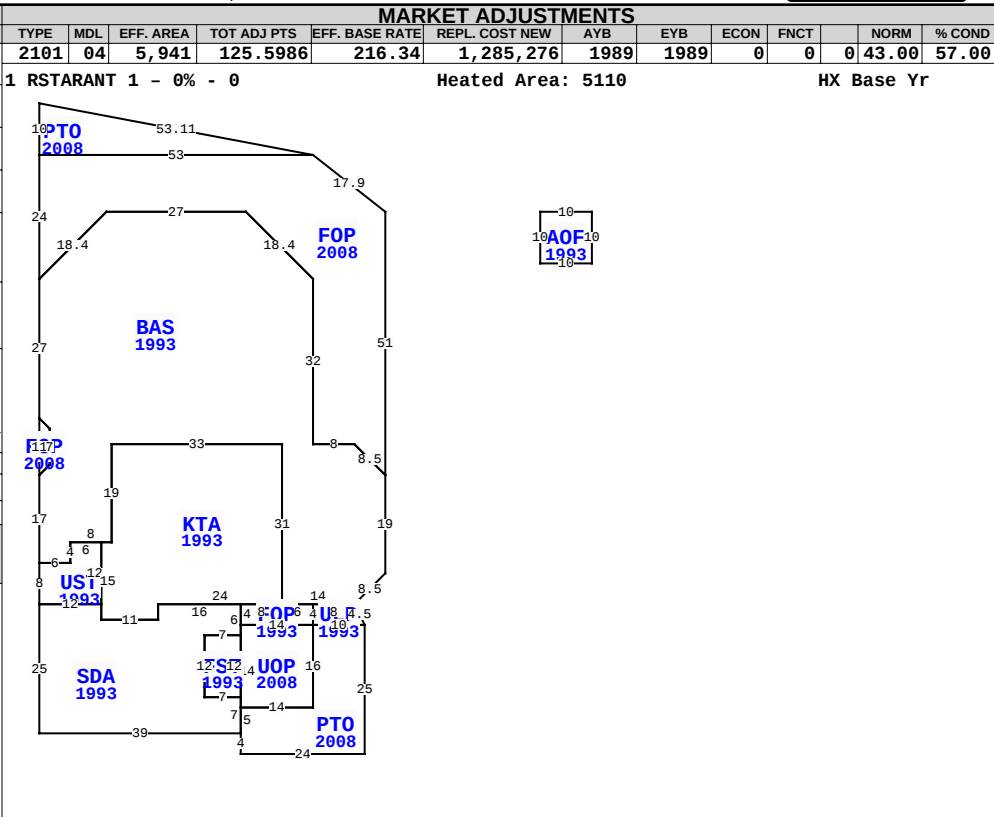


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	23	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	9000	LEASEHOLD INTEREST
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	100	100	12,331
BAS	3,072	100	3,072	378,820
FOP	56	30	17	2,096
FOP	18	30	5	617
FOP	1,477	30	443	54,628
FST	84	50	42	5,179
KTA	1,080	110	1,188	146,497
PTO	265	5	13	1,603
PTO	376	5	19	2,343
SDA	858	110	944	116,408
TOTALS	7,766		5,941	732,607

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0382	CHILLER	0	0	9	4	36.00	SF	92.50
2	0381	COOLER	0	0	9	6	54.00	SF	82.50
3	0381	COOLER	0	0	8	6	48.00	SF	82.50



** This building has 13 Sub-Areas

1 S FRONT ST, FERNANDINA BEACH

BLD DATE	01/18/2019	KK	LGL DATE	
XF DATE	01/18/2019	KK	LAND DATE	01/18/2019
INC DATE			AG DATE	

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	0382	CHILLER	0	0	9	4	36.00	SF	92.50	92.50	100	1989	1989	3	20	666	
2	0381	COOLER	0	0	9	6	54.00	SF	82.50	82.50	100	1989	1989	3	20	891	
3	0381	COOLER	0	0	8	6	48.00	SF	82.50	82.50	100	1989	1989	3	20	792	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	009000	C	LEASE INT	0	0003	IW	0.00	0.00	7,691.52	SF		1.00	1.00	1.00	35.00	35.00	269,203		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										732,607									
TOTAL LAND VALUE - MARKET										2,349									
TOTAL MARKET VALUE										269,203									
SOH/AGL Deduction										1,004,159									
ASSESSED VALUE										165,499									
TOTAL EXEMPTION VALUE										838,660									
BASE TAXABLE VALUE										0									
TOTAL JUST VALUE										838,660									
NCON VALUE										1,004,159									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										1,058,490									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161812	REPAIR/RRF	60,000	07/01/2016
20120366	MOVE FUEL LINE	32,525	03/05/2012
20101767	ELEC OTHER	1,500	10/13/2010
20091046	REPAIR/RRF	1,800	08/06/2009
20090795	ELEC OTHER	55,000	06/22/2009
20090546	CHNGE SRVC	2,500	05/04/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			

BUILDING NOTES									
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BUILDING DIMENSIONS

FOP=[YR=2008] U11 L14 PTO=[YR=2008] U10 L53 S10 E53 \$ W53 S24 BAS=[YR=1993] S27 FOP=[YR=2008] S11 U2 R2 N7 U2 L2 \$ D2 R2 S7 D2 L2 S17 UST=[YR=1993] S8SDA=[YR=1993] S25 E39 PTO=[YR=2008] S4 E24 N25 ULP=[YR=1993] U4 L2 W8 FOP=[YR=1993] W6 KTA=[YR=1993] N31 W33 S19 W2 S15 E11 N3 E24 \$ W8 S4 UOP=[YR=2008] S2 FST=[YR=1993] W7 S12 E7 N12 \$ S14 E14 N16 W14 \$ E14 N4 \$ S4 E10 \$ W10 S16 W14 S5 \$ N7 W7 N12 E7 N6 W16 S3 W11 N3 W12 \$ E12 N12 W6 S4 W6 \$ E6 N4 E8 N19 E33 S31 E14 U6 R6 N19 U6 L6 W8 N32 U13 L13 W27 D13 L13 \$ U13 R13 E27 D13 R13 S32 E8 D6 R6 N51 \$ PTR= E30 AOF=[YR=1993] E10 S10 W10 N10 \$ W30 \$.