BLOCK 1 LOTS 18 THRU 21
CITY OF FDNA BEACH

31 N 2ND ST LLC/
24 S 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0001-0180

BUILDING CHARACTERISTICS

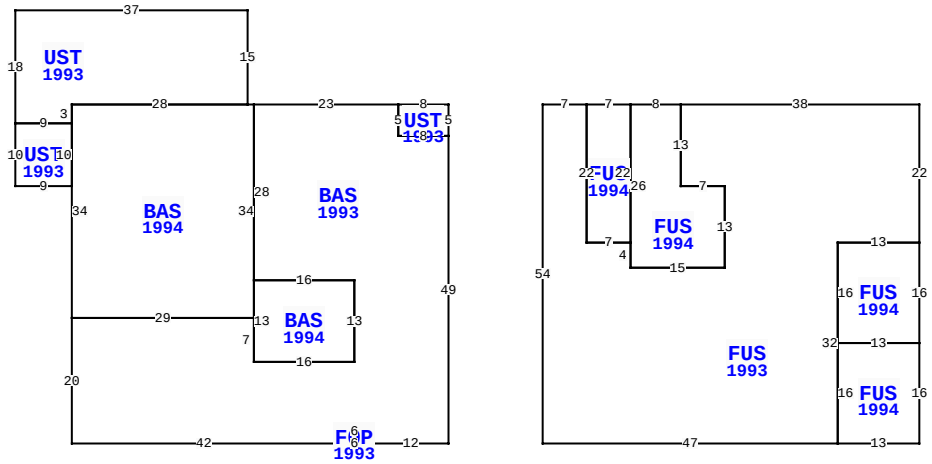
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		42 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		9 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1,994	145,170
BAS	208	100	208	15,143
BAS	986	100	986	71,784
FOP	12	30	4	291
FUS	2,371	100	2,371	172,617
FUS	154	100	154	11,212
FUS	208	100	208	15,143
FUS	208	100	208	15,143
FUS	299	100	299	21,768
UST	40	40	16	1,165
TOTALS	7,152		6,717	489,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	6,717	130.0500	224.01	1,504,675	1900	1980	0	0	0	67.50	32.50

1 RSTARANT 1 – 0% - 0 Heated Area: 6428 HX Base Yr



** This building has 12 Sub-Areas

31 N 2ND ST, FERNANDINA BEACH

BLD DATE	12/30/2021	KK	LGL DATE		
XF DATE	12/30/2021	KK	LAND DATE	12/30/2021	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	489,019
TOTAL MARKET OB/XF VALUE	29,654
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	1,118,673
SOH/AGL Deduction	0
ASSESSED VALUE	1,118,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,118,673
TOTAL JUST VALUE	1,118,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,171,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220259	REMODEL	35,000	03/15/2022
20140578	H/AC	1,500	03/26/2014
20121256	H/AC	9,000	06/26/2012
20110964	H/AC	1,800	06/14/2011
20102217	ELEC OTHER	2,500	01/03/2011
20102174	REMODEL	5,000	12/22/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/1198	6/09/2021	WD	Q	I	01	1,150,000
GRANTOR: RICHARD'S OF WAYCROSS						
GRANTEE: 31 N 2ND ST LLC						
0729/1119	4/15/1995	WD	Q	I		250,000
GRANTOR: BRACKETT CHRISTOPHER						
GRANTEE: RICHARD'S OF WAYCRO						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 BAS=[YR=1993] W23 BAS=[YR=1994] W1 UST=[YR=1993] N15 W37 S18 UST=[YR=1993] S10 E9 N10 W9 $ E9 N3 E28 $ W28 S34 E29 N34 $ S28 BAS=[YR=1994] S13 E16 N13 W16 $ E16 S13 W16 N7 W29 S20 E42 FOP=[YR=1993] E6 N2 W6 S2 $ N2 E6 S2 E12 N49 W8 N5 $ S5 E8 N5 $ PTR= E15 FUS=[YR=1993] E7 FUS=[YR=1994] E7 FUS=[YR=1994] E8 S13 E7 S13 W15 N26 $ S22 W7 N22 $ S22 E7 S4 E15 N13 W7 N13 E38 S22 FUS=[YR=1994] W13 S16 FUS=[YR=1994] S16 E13 N16 W13 $ E13 N16 $ W13 S32 W47 N54 $ W15 $.

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
1	0803	ASPHALT C	0	0	0	0	3,718.00	SF	2.00	2.00	100	1979	1979	3	50	3,718	
2	0810	CONCRETE A	0	0	28	7	196.00	SF	6.50	6.50	100	1979	1979	3	30	382	
3	0383	FREEZER	0	0	9	12	108.00	SF	105.00	105.00	100	1979	1979	3	20	2,268	
4	0381	COOLER	0	0	9	12	108.00	SF	82.50	82.50	100	1979	1979	3	20	1,782	
5	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	1979	1979	3	20	720	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	22	440	
7	0413	DUMBWAITR	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	1979	1979	3	100	12,500	
8	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2001	2001	3	20	160	
9	0142	BAR TOP A	0	0	0	0	28.00	LF	165.00	165.00	100	1979	1979	3	20	924	
10	0142	BAR TOP A	0	0	0	0	16.00	LF	165.00	165.00	100	1979	1979	3	20	528	

TOTAL OB/XF 23,422

LAND DESCRIPTION

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
1	002100	C	RESTAURANT	0	0003	C-2	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	60.00	60.00	600,000							

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE	1,118,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,171,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051833	REPAIR/RRF	1,000	05/24/2005
9894B	REPAIR/RRF	1,500	06/26/1996
7766	REPAIR/RRF	600	06/25/1993
5860	REMODEL	1,000	03/15/1990

SALES DATA

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BUILDING NOTES

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
11	0968	STAIRS	0	0	0	0	2.00	SF	2,000.00	2,000.00	100	2001	2001	3	100	4,000	
12	0819	CONC 12"	0	0	0	0	369.00	SF	9.50	9.50	100	1979	1979	3	30	1,052	
13	0443	STK FNC 6'	0	0	0	0	12.00	LF	10.00	10.00	100	2008	2008	3	35	42	
14	0444	BOX FNC 4'	0	0	0	0	35.00	LF	6.50	6.50	100	1990	1990	3	20	46	
15	0443	STK FNC 6'	0	0	0	0	40.00	LF	10.00	10.00	100	2000	2000	3	20	80	
16	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2000	2000	3	100	800	
17	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2011	2011	3	94	212	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 6,232

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 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS