

RACHRIDGE LLC
PO BOX 16569
FERNANDINA BEACH, FL 32035

00-00-31-1800-0001-0300

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	08	DECORATIVE 60		
Interior Wall	05	DRYWALL 40		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Ceiling	02	F.NOT SUS 100		
Air Condition	04	ROOF TOP 100		
Heating Type	04	AIR DUCTED 100		
Fixtures	20	100		
Frame	03	MASONRY 100		
Story Height	15	100		
RMS	10	100		
Stories	2.	2. 100		
Units	0	100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	3300	NIGHTCLUB/BARS		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1002.	0200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,500	100	2,500	188,400
BAS	2,116	100	2,116	159,462
BAS	1,080	100	1,080	81,389
BRA	144	110	158	11,907
BRA	136	110	150	11,304
BRG	288	125	360	27,130
CAN	18	30	5	377
SFB	78	80	62	4,673
TOTALS	6,360		6,431	484,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3301	04	6,431	124.8208	150.72	969,280	1878	1980	0	0	50.00	50.00

1 BARS - 0% - 0
Heated Area: 6326
HX Base Yr

BLD DATE 11/23/2020
XF DATE 11/23/2020
INC DATE
KK KK LGL DATE LAND DATE AG DATE
11/23/2020 KK

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	484,640
TOTAL MARKET OB/XF VALUE	17,055
TOTAL LAND VALUE - MARKET	357,800
TOTAL MARKET VALUE	859,495
SOH/AGL Deduction	93,404
ASSESSED VALUE	766,091
TOTAL EXEMPTION VALUE	HI 0
BASE TAXABLE VALUE	766,091
TOTAL JUST VALUE	859,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	873,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200071	REMODEL - REPAIR	20,000	07/16/2020
20160840	EXTERIOR WIRING	750	03/30/2016
20131933	AWNING	4,360	08/16/2013
20130916	GAS	400	04/25/2013
20130512	OTHER	250	03/14/2013
20130465	OTHER	1,650	03/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1122/0006	3/17/2003	WD	Q	I		1,101,500

GRANTOR: JOHNSON RICHARD A

GRANTEE: RACHRIDGE LLC

0599/0905	6/14/1990	WD	U	I	09	800,000
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GRANTOR: H A N CORP

GRANTEE: JOHNSON RICHARD A

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W13 BAS=[YR=1993] W12 BAS=[YR=1994] W25 S18 E4 S30 E21 BRG=[YR=1993] S34 E8 N30 E4 N4 W12\$ N13 BRA=[YR=2011] E8 N18 W8 S18\$ N2 BRA=[YR=2012] W8 N17 E8 S17\$ N33\$ S48 E12 S4 W4 S30 W8 S18 E19 CAN=[YR=1993] E6 N6 D6 L6 \$ U6 R6 N88 W13 N6\$ S6 E13 N6\$ PTR= E15 AOF=[YR=1993] E25 S100 W25 N100 \$ W15\$.

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	0097	AWNING CN	0	0	0	0	17.00	SF	130.00	100	2000	2000	3	40	884	
2	0418	EXHST FAN	0	0	0	0	1.00	UT	800.00	100	2001	2001	3	20	160	
3	0966	FIRE SPRNK	0	0	0	0	6,342.00	SF	3.00	100	2000	2000	3	79	15,031	
4	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	100	2000	2000	3	20	56	
5	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	100	2000	2000	3	40	130	
6	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	100	2010	2010	3	45	405	
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	100	2010	2010	3	78	351	
8	0443	STK FNC 6'	0	0	0	0	19.00	LF	10.00	100	2000	2000	3	20	38	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003300	C	NIGHT CLUB	0	0003	C-3	25.00	100.00	3,578.00	SF		1.00	1.00	1.00	100.00	100.00	357,800							