

BLOCK 1 LOTS 31 32 27 28 & 29
IN OR 1199/1741 & PT OR 1122/6
EX 20.80' OF N 48.2' OF LOT 31

RACHRIDGE LLC
PO BOX 16569
FERNANDINA BEACH, FL 32035

2024

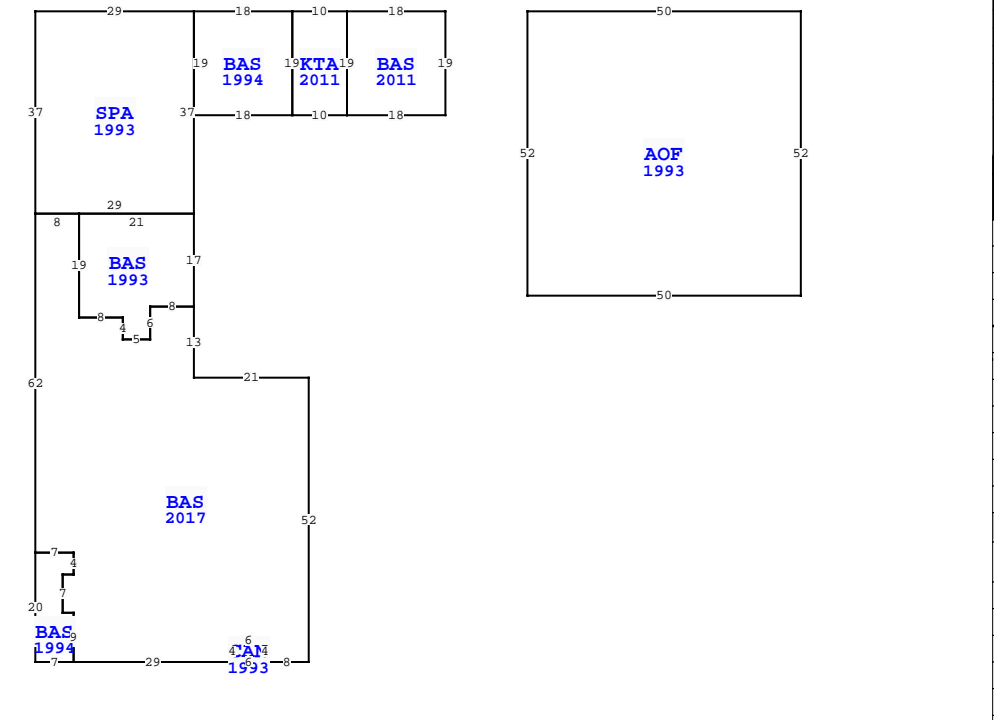
00-00-31-1800-0001-0310



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 60
Interior Wall	05	DRYWALL 40
Interior Floor	07	CORK/VTILE 80
Interior Floor	03	CONC FINSH 20
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		22 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		10 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3301	04	7,858	111.2800	134.37	1,055,879	1878	1980		0	0	50.00	50.00	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	527,940		
TOTAL MARKET OB/XF VALUE	31,599		
TOTAL LAND VALUE - MARKET	842,200		
TOTAL MARKET VALUE	1,401,739		
SOH/AGL Deduction	197,370		
ASSESSED VALUE	1,204,369		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,204,369		
TOTAL JUST VALUE	1,401,739		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,417,699		



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
AOF	2,600	100
BAS	403	100
BAS	126	100
BAS	342	100
BAS	342	100
BAS	2,917	100
CAN	24	30
KTA	190	110
SPA	1,073	85
TOTALS	8,017	7,858

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	0966	FIRE SPRNK	0	0	0	0	7,993.00	SF	3.00	3.00	100	2000	2000	3	79	18,943	
2	0097	AWNING CN	0	0	0	0	4.00	SF	65.00	65.00	100	2000	2000	3	40	104	
3	0097	AWNING CN	0	0	0	0	22.00	SF	65.00	65.00	100	2013	2013	3	71	1,015	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	66	297	
5	0381	COOLER	0	0	11	8	88.00	SF	82.50	82.50	100	1980	1980	3	20	1,452	
6	0383	FREEZER	0	0	10	8	80.00	SF	105.00	105.00	100	1980	1980	3	20	1,680	
7	0382	CHILLER	0	0	10	6	60.00	SF	92.50	92.50	100	2002	2002	3	50	2,775	
8	0964	HALON SYST	0	0	8	4	32.00	SF	50.00	50.00	100	2011	2011	3	92	1,472	
9	0142	BAR TOP A	0	0	0	0	30.00	LF	165.00	165.00	100	2017	2017	3	78	3,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
DEM-2024-000	INTERIOR DEMOLITI	1,500	02/26/2024
BLDC-2023-0082		2,000	01/29/2024
20172219	REMODEL	1,850	07/20/2017
20172151	REMODEL	75,000	07/13/2017
20130471	ELEC OTHER	300	03/08/2013
20130317	REMODEL	55,950	02/15/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1199/1741	1/06/2004	WD	U	I	21	700,000

GRANTOR: CAMBRIDGE SOUTH INC						
GRANTEE: RACHRIDGE LLC						
1122/0003	3/17/2003	WD	U	I	12	648,500
GRANTOR: JOHNSON RICHARD A						
GRANTEE: CAMBRIDGE SOUTH INC						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2011] W18 KTA=[YR=2011] W10 BAS=[YR=1994] W18 SPA=[YR=1993] W29 S37 BAS=[YR=2017] S62 BAS=[YR=1994] S20 E7 N9 W2 N7 E2 N4 W7\$ E7 S4 W2 S7 E2 S9 E29 CAN=[YR=1993] E6 N4 W6 S4 \$ N4 E6 S4 E8 N52 W21 N13 BAS=[YR=1993] N17 W21 S19 E8 S4 E5 N6 E8\$ W8 S6 W5 N4 W8 N19 W8\$ E29 N37\$ S19 E18 N19\$ S19 E10 N19\$ S19 E18 N19\$ PTR= E15 AOF=[YR=1993] E50 S52 W50 N52\$ W15\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 31,599																								
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	DENSITY	DECL	FRZ	YR	CONSRV
1	003300	C	NIGHT CLUB	0	0003	C-3	50.00	76.00	3,922.00	SF		1.00	1.00	1.00	100.00	100.00	392,200							
2	001000	C	COMMERCIAL	0	0003	C-3	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	60.00	60.00	450,000							