



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	12	HARDWOOD 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	25	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		11 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	360	15	54	5,178
BAS	1,090	100	1,090	104,508
BAS	1,400	100	1,400	134,230
BAS	260	100	260	24,928
BAS	298	100	298	28,572
CAN	210	30	63	6,040
FUS	1,897	100	1,897	181,881
FUS	190	100	190	18,217
FUS	192	100	192	18,409
FUS	221	100	221	21,189
TOTALS	6,478		5,737	550,054

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00
2	0383	FREEZER	0	0	10	7	70.00	SF	105.00	105.00
3	1129	STONE 8"	0	0	32	2	64.00	SF	15.75	15.75
4	1076	TRELLIS A	0	0	6	2	12.00	SF	7.50	7.50
5	0810	CONCRETE A	0	0	0	0	493.00	SF	6.50	6.50
6	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00	140.00
7	0462	ST/AL FNC	0	0	14	2	28.00	SF	10.00	10.00
8	0350	CARPOT WD	0	0	0	0	556.00	SF	13.00	13.00
9	1076	TRELLIS A	0	0	6	4	24.00	SF	7.50	7.50
10	1076	TRELLIS A	0	0	6	4	24.00	SF	7.50	7.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	002100	C	RESTAURANT	0	0003	C-3	0.00	0.00	12,500.00	SF

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
2101	04	5,737	93.5512	161.14	924,460	1942	1990	0	0	40.50
1 RSTARANT 1 - 0% - 0 Heated Area: 5548 HX Base Yr										
** This building has 11 Sub-Areas										
25 N 3RD ST, FERNANDINA BEACH										
BLD DATE	05/20/2022	KK	LGL DATE							
XF DATE	05/20/2022	KK	LAND DATE	05/20/2022	KK					
INC DATE			AG DATE							

TOTAL OB/XF										
15,198										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	002100	C	RESTAURANT	0	0003	C-3	0.00	0.00	12,500.00	SF

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		944,142	
TOTAL MARKET OB/XF VALUE		38,745	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,732,887	
SOH/AGL Deduction		515,207	
ASSESSED VALUE		1,217,680	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,217,680	
TOTAL JUST VALUE		1,732,887	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,794,951	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200144	REMODEL	250,000	03/12/2021
20200048	ROOF-25 N 3RD	0	12/07/2020
20200092	XFOB-27 N 3RD-PAT	15,000	12/02/2020
20200015	DEMOLITION	3,000	11/24/2020
20200017	DEMOLITION	15,000	11/09/2020
20141153	H/AC	3,500	06/02/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2400/0581	10/07/2020	WD	Q	I	03	900,000	
GRANTOR: BEAN AARON & WARREN B							
GRANTEE: POYNTER FAMILY HOLD							
2322/1079	12/03/2019	QC	U	I	11	550,000	
GRANTOR: POYNTER PROPERTIES LL							
GRANTEE: POYNTER FAMILY HOLD							

BUILDING NOTES										

BUILDING DIMENSIONS										
BAS=[YR=1993] W17 BAS=[YR=2012] N10 W17 BAS=[YR=2012] N12 W4 N3 W12 S25 BAS=[YR=1994] S5 UOP=[YR=2011] W9 S40 E9 N40\$ S45 CAN=[YR=2009] S4 E50 N4 W10 N2 W5 S2 W35\$ E28 N50 W28\$ E7 N10 E9\$ W9 S10 E26\$ W5 S50 E7 N2 E5 S2 E10 N50\$ PTR= E15 BAL=[YR=2011] E9 FUS=[YR=1993] N5 E24 FUS=[YR=2011] E16 FUS=[YR=2011] E10 S19 W10 N19 \$ S12 W16 N12 \$ S12 E16 S7 E10 S14 FUS=[YR=2011] S17 W13 N17 E13 \$ W13 S17 W37 N45 \$ S40 W9 N40 \$ W15\$.										

REVIEW DATE	05/20/2022	BY	KK	Total Acres: 0.00	Total Land Value: 750,000	Market: 0	Agricultural: 0	Common: 750,000	PRINTED 08/06/2024 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3				2					
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