

**TIMOTI'S FRY SHAK LLC/
3967 FIRST AVE
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0010-0200

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structure

1904COMMON BRK 100
WOOD TRUSS 100

Roof Cover
Interior Wall

0504BUILT-UP 100
DRYWALL 100

Interior Floor
Ceiling

0301CONC FINSH 100
FIN.SUSPD 100

Air Condition
Heating Type

0404ROOF TOP 100
AIR DUCTED 100

Fixtures
Frame
Common Wall

0311 100
MASONRY 100
18 100

Story Height
RMS
Stories
Units

2.9 100
3 100
2. 2. 100
0 100

BUD8 Adjustme
Occupancy

0200DIST FB 100
OWNER OCC 100

Quality

03Quality Level 03

DOR CODE

2100RESTAURANTS/CAFE

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1005.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS55010055052,183
BAS57510057554,556
CAN10030302,846
SFB1,1258090085,391

TOTALS

2,3502,055194,976

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

2101042,05592.5722159.46327,690194619900040.5059.50

1 RSTARANT 1 - 0% - 0Heated Area: 2025HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE194,976
TOTAL MARKET OB/XF VALUE26,167
TOTAL LAND VALUE - MARKET300,000
TOTAL MARKET VALUE521,143
SOH/AGL Deduction129,256
ASSESSED VALUE391,887
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE391,887
TOTAL JUST VALUE521,143
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE535,916

PERMIT NUMDESCRIPTIONAMTISSUED

20120753SIGN FOR TIMOTI'S20004/30/2012
20120432INSTALL GAS LINES1,20003/15/2012
20120277INSTALL RANGE HOO14,00002/21/2012
20120279FIRE SUPPRES SYST1,50002/21/2012
20120286A/C AND DUCTS4,00002/21/2012
20120245NEW WIRING FRY SH5,50002/14/2012

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

1769/162012/13/2011WDQI02380,000

GRANTOR: CAMBRIDGE SOUTH INC

GRANTEE:TIMOTI'S FRY SHAK L

1705/097910/11/2010WDUI12350,000

GRANTOR: FLIP FLOPS INC

GRANTEE:CAMBRIDGE SOUTH INC

BLD DATE12/30/2021KK

XF DATE12/30/2021KK

LGL DATELAND DATEAG DATE

12/30/2021KK

EXTRA FEATURES

21 N 3RD ST, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A001913247.00SF6.506.5010019901990359.5955
21076TRELLIS A00388304.00SF7.507.50100201220123681,550
31076TRELLIS A0010880.00SF7.507.5010020122012368408
40825BRICK0000983.00SF12.5012.501002012201239812,042
50964HALON SYST0011333.00SF50.0050.00100201220123931,535
60825BRICK0015460.00SF12.5012.5010020122012398735
70418EXHST FAN00001.00UT400.00400.0010020122012355220
80443STK FNC 6'000057.00LF10.0010.0010020122012355314
90383FREEZER0081080.00SF105.00105.00100200520053564,704
100350CARPORT WD003714518.00SF13.0013.00100201220123553,704

LAND DESCRIPTION

TOTAL OB/XF26,167

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1002100CRESTAURANT00003C-350.00100.005,000.00SF1.001.001.0060.0060.00300,000

REVIEW DATE12/30/2021BYKKTotal Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 08/06/2024 BY SYS