

BLOCK 10 LOT 25
IN OR 1947/1480
CITY OF FDNA BEACH

BIMBI LLC/
109 N 3RD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0010-0250



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	17	CB	STUCCO	90	
Exterior Wall	28	GLASS	THRM	10	
Roof Structure	04	WOOD	TRUSS	100	
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	70		
Interior Wall	08	DECORATIVE	30		
Interior Floor	07	CORK/VTILE	100		
Ceiling	03	PART.FIN.	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures	10	100			
Frame	03	MASONRY	100		
Story Height	9	100			
RMS	2	100			
Stories	1.	1.	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
BAS	1,716	100	1,716	236,912
BAS	108	100	108	14,910
CAN	66	30	20	2,761
CAN	220	30	66	9,112
PTO	24	5	1	138
TOTALS	2,134		1,911	263,833

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0978	SECURTY LT	0	0	0	1.00	UT	450.00	
2	0810	CONCRETE A	0	0	0	48.00	SF	6.50	
3	0964	HALON SYST	0	0	8	32.00	SF	50.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002100	C	RESTAURANT	0	0003	C-3	25.00	100.00	2,500.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2101	04	1,911	101.4584	174.76	333,966	1935	2000	0	0
Heated Area: 1824 HX Base Yr									
1 RSTARANT 1 - 0% - 0									
11 N 3RD ST, FERNANDINA BEACH									
BLD DATE 12/30/2021 KK LGL DATE 12/30/2021 KK									
XF DATE 12/30/2021 KK LAND DATE 12/30/2021 KK									
INC DATE AG DATE									

TOTAL OB/XF									
1,971									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					263,833				
TOTAL MARKET OB/XF VALUE					1,971				
TOTAL LAND VALUE - MARKET					150,000				
TOTAL MARKET VALUE					415,804				
SOH/AGL Deduction					135,625				
ASSESSED VALUE					280,179				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					280,179				
TOTAL JUST VALUE					415,804				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					426,923				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161106	INSTALL SIGN	320	04/21/2016
20152309	RETBUILD	140,000	10/06/2015
20122059	SIGN	75	10/05/2012
20121701	ELEC OTHER	450	08/16/2012
20101818	SIGN	75	10/21/2010
20091051	SIGN	100	08/10/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1947/1480	11/14/2014	WD	Q	I	01	275,000	
GRANTOR: DESIGNS ON INC							
GRANTEE: BIMBI LLC							
1947/1474	11/12/2014	WD	U	I	11	100	
GRANTOR: SAX SUSAN R							
GRANTEE: DESIGNS ON INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W6 BAS=[YR=1993] W11 CAN=[YR=2016] W4 S4 PTO=[YR=2016] W2 S12 E2 N12\$ S14 E1 U4 R3 N14\$ S14 D4 L3 W1 S72 CAN=[YR=2016] W1 S10 E22 N10 W21\$ E21 N72 W6 N18\$ S18 E6 N18\$.									