

BLOCK 13 N 15 FT OF W 40 FT OF
E 65 FT OF LOT 26 & E 15 FT
OF LOT 29 & ALL LOT 28

1303 SR 200 LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0013-0260



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 70
Interior Wall	08 DECORATIVE 30
Interior Floo	11 CLAY TILE 60
Interior Floo	03 CONC FINSH 40
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	30 100
Frame	03 MASONRY 100
Story Height	16 100
RMS	7 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	2100 RESTAURANTS/CAFE
MAP NUM	MKT AREA 01

NEIGHBORHOOD/LOC				
1002.0200				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,640	100	4,640	1,029,368
CAN	65	30	20	4,437
FUS	576	100	576	127,784
PTO	360	5	18	3,994
TOTALS	5,641		5,254	1,165,581

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0446	BOX FNC 6'	0	0	0	67.00	LF	20.00	
2	0097	AWNING CN	0	0	0	18.00	SF	65.00	
3	0978	SECURTY LT	0	0	0	1.00	UT	450.00	
4	0810	CONCRETE A	0	0	4	16.00	SF	6.50	
5	0825	BRICK	0	0	0	74.00	SF	12.50	
6	0964	HALON SYST	0	0	17	51.00	SF	50.00	
7	0418	EXHST FAN	0	0	0	3.00	UT	400.00	
8	0966	FIRE SPRNK	0	0	0	5,216.00	SF	3.00	

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	40.00	115.00	4,600.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2101	04	5,254	134.1609	231.09	1,214,147	2016	2016	0	0
2 RSTARANT 1 - 0% - 0									
Heated Area: 5216									
HX Base Yr									
318 CENTRE ST, FERNANDINA BEACH									

TOTAL OB/XF									
21,691									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0446	BOX FNC 6'	0	0	0	67.00	LF	20.00	
2	0097	AWNING CN	0	0	0	18.00	SF	65.00	
3	0978	SECURTY LT	0	0	0	1.00	UT	450.00	
4	0810	CONCRETE A	0	0	4	16.00	SF	6.50	
5	0825	BRICK	0	0	0	74.00	SF	12.50	
6	0964	HALON SYST	0	0	17	51.00	SF	50.00	
7	0418	EXHST FAN	0	0	0	3.00	UT	400.00	
8	0966	FIRE SPRNK	0	0	0	5,216.00	SF	3.00	

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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					1,165,581				
TOTAL MARKET OB/XF VALUE					21,691				
TOTAL LAND VALUE - MARKET					460,000				
TOTAL MARKET VALUE					1,647,272				
SOH/AGL Deduction					568,665				
ASSESSED VALUE					1,078,607				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,078,607				
TOTAL JUST VALUE					1,647,272				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,693,948				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200002	REMODEL	25,000	02/03/2020
20160966	INSTALL WALL SIGN	2,422	04/08/2016
20150561	CERTIFICATE OF CO	0	03/31/2016
20160353	FIRE SUPPRESSION	1,000	02/10/2016
20151925	H/AC	119,695	08/20/2015
20151918	AMELIA TAVERN	300,000	08/19/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1899/0304	1/24/2014	QC	U	I	11		100
GRANTOR: LASSERRE CURTISS H							
GRANTEE: 1303 SR 200 LLC							
1899/0302	1/24/2014	WD	Q	I	02		739,000
GRANTOR: NASSAU BEACH VENTURES							
GRANTEE: 1303 SR 200 LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W116 PTO=[YR=2016] W9 S40 E9 N40\$ S40 E116 N13 CAN=[YR=2016] E5 N13 W5 S13\$ N27\$ PTR= E15 FUS=[YR=2016] E32 S18 W32 N18\$ W15\$.									