

BLOCK 29 N1/2 OF LOT 6 &
N1/2 OF W1/2 OF LOT 7
CITY OF FDNA BEACH

MAISON REVE LLC
736 WHITE IBIS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0029-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	8	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM	MKT AREA 01	
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,491	100	2,491	561,786
CAN	55	30	16	3,609
CAN	166	30	50	11,276
TOTALS	2,712		2,557	576,671

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0825	BRICK	0	0	5	4	20.00	SF	12.50	12.50	
2	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	
3	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0003	C-3	50.00	75.00	3,750.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1702	04	2,557	104.4769	262.24	670,548	1972	2005	0	0	0 14.00	86.00
1 SUP OFFICE - 0% - 0 Heated Area: 2491 HX Base Yr											
26 S 5TH ST, FERNANDINA BEACH											
BLD DATE 01/07/2022 KK LGL DATE 01/07/2022 KK XF DATE 01/07/2022 KK LAND DATE 01/07/2022 KK INC DATE AG DATE											

TOTAL OB/XF											
913											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1 2	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										576,671	
TOTAL MARKET OB/XF VALUE										913	
TOTAL LAND VALUE - MARKET										187,500	
TOTAL MARKET VALUE										765,084	
SOH/AGL Deduction										0	
ASSESSED VALUE										765,084	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										765,084	
TOTAL JUST VALUE										765,084	
NCON VALUE										0	
INCOME VALUE										384,195	
PREVIOUS YEAR MKT VALUE										811,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171748	H/AC	18,000	06/07/2017
20170525	REMODEL	80,000	03/31/2017
20163299	REPAIR/RRF	9,000	12/02/2016
20150019	OTHER	1,500	01/06/2015
20110332	H/AC	4,000	03/08/2011
7468	ADDITION	76,000	12/18/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2517/1772	12/01/2021	WD	Q	I	01	800,000			
GRANTOR: ANDREE STUDIOS INC									
GRANTEE: MAISON REVE LLC									
2080/1987	10/27/2016	WD	Q	I	02	420,000			
GRANTOR: PENLAND S PERRY JR &									
GRANTEE: ANDREE STUDIOS INC									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W31 S51 W4 S14 E4 CAN=[YR=1993] S6 E23 N10 W7 S4 W16\$ E16 N4 E7 S8 E16 N52 W3 CAN=[YR=1993] N11 W5 S11 E5\$ W5 N17\$.											