

BLOCK 42 E26' OF LOT 1 &
W12.5' OF LOT 8
CITY OF FDNA BEACH

JAY PROPERTIES OF AMELIA LLC/
PO BOX 15848
FERNANDINA BEACH, FL 32035

2024

00-00-31-1800-0042-0011



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 100	
Roof Structur		04	WOOD TRUSS 100	
Roof Cover		01	MINIMUM 70	
Roof Cover		03	COMP SHNGL 30	
Interior Wall		02	WALL BD/WD 50	
Interior Wall		04	PLYWOOD 50	
Interior Floo		12	HARDWOOD 80	
Interior Floo		07	CORK/VTILE 20	
Ceiling		02	F.NOT SUS 100	
Air Condition		02	WINDOW 100	
Heating Type		02	CONVECTION 100	
Fixtures			11 100	
Frame		02	WOOD FRAME 100	
Story Height			9 100	
RMS			5 100	
Stories		1.	1. 100	
Units			0 100	
BUD8 Adjustme		02	DIST FB 100	
Occupancy		00	QONE1190Level 04	
DOR CODE		2100	RESTAURANTS/CAFE	
MAP NUM			MKT AREA 01	
NEIGHBORHOOD/LOC		1002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	695	100	695	138,846
BAS	273	100	273	54,539
BAS	378	100	378	75,516
CAN	40	30	12	2,398
CAN	894	30	268	53,540
CAN	329	30	99	19,778
TOTALS	2,609		1,725	344,616

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2102	04	1,725	87.4358	167.88	289,593	1914	2010	0	0	119	22.00	119.00
1 RSTARANT 2 - 0% - 2023 Heated Area: 1346 HX Base Yr												
708 CENTRE ST, FERNANDINA BEACH												
BLD DATE		12/04/2018		KK		LGL DATE		12/04/2018				
XF DATE		12/04/2018		KK		LAND DATE						
INC DATE						AG DATE						

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				344,616		
TOTAL MARKET OB/XF VALUE				5,396		
TOTAL LAND VALUE - MARKET				195,000		
TOTAL MARKET VALUE				545,012		
SOH/AGL Deduction				0		
ASSESSED VALUE				545,012		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				545,012		
TOTAL JUST VALUE				545,012		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				555,483		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0446	BOX FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	100	1993
2	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	1997
3	0940	SHEDS/PORT	0	0	5	6	30.00	SF	30.00	30.00	100	1997
4	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50	6.50	100	1997
5	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	1997
6	0446	BOX FNC 6'	0	0	0	0	31.00	LF	20.00	20.00	100	2000
7	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	100	2008
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000
TOTAL OB/XF 5,396												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	002100	C	RESTAURANT	0	0003	C-3	39.00	100.00	3,900.00	SF		1.00
TOTAL ADJ 50.00												
ADJ UNIT PRICE 50.00												
LAND VALUE 195,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												