BLK 46 LOTS 4,5 & PT OF LOT 6
IN OR 1892/1458 BEING
PARCELS "1","3" & "5"

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32207

2024

00-00-31-1800-0046-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

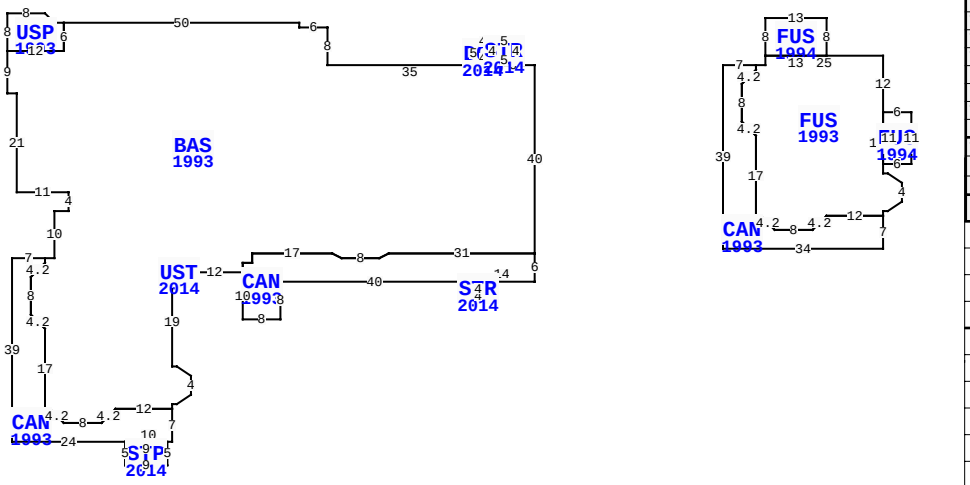
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	03	PLASTER 30
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		13 100
Stories	2.	2. 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	5,882	100	5,882	286,622
CAN	396	30	119	5,799
CAN	396	30	119	5,799
CAN	422	30	127	6,189
DCK	20	10	2	97
FUS	1,006	100	1,006	49,021
FUS	66	100	66	3,216
FUS	104	100	104	5,068
STP	45	10	4	195
STR	12	10	1	49
TOTALS	8,465		7,470	364,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2102	04	7,470	87.5140	168.03	1,255,184	1900	1992	0	0	0	71.00	29.00

1 RSTARANT 2 – 0% - 0 Heated Area: 7058 HX Base Yr



** This building has 13 Sub-Areas

809 BEECH ST, FERNANDINA BEACH

BLD DATE	11/09/2022 HS	LGL DATE	
XF DATE	12/16/2021 KK	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	602,217
TOTAL MARKET OB/XF VALUE	26,107
TOTAL LAND VALUE - MARKET	1,035,000
TOTAL MARKET VALUE	1,663,324
SOH/AGL Deduction	652,728
ASSESSED VALUE	1,010,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,010,596
TOTAL JUST VALUE	1,663,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,699,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210080	ROOF	75,000	11/05/2021
20210212	RENOVATION	75,000	08/26/2021
20210196	BLDG MOVING	37,500	06/09/2021
20161493	SIGN - OLIVE AMEL	543	05/27/2016
20161354	ELECTRICAL FOR LI	500	05/01/2016
20150705	1ST FLOOR CERT OF	53,685	05/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/1458	12/03/2013	WD	U	I	12	475,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: NASSAU TRUST LLC						
1835/0837	1/09/2013	WD	U	I	12	582,800
GRANTOR: RIDISON-SOUTH INC						
GRANTEE: CBC NATIONAL BANK						

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0443	STK FNC 6'	0	0	0	0	29.00	LF	10.00	10.00	100	1990	1990	3	20	58	
2	0810	CONCRETE A	0	0	10	13	130.00	SF	6.50	6.50	100	1993	1993	3	66	558	
3	1241	WD DECK G	0	0	3	22	66.00	UT	11.50	11.50	100	1993	1993	3	20	152	
4	0810	CONCRETE A	0	0	0	0	474.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,833	
5	0811	CONCRETE B	0	0	23	19	437.00	SF	5.20	5.20	100	2005	2005	3	86	1,954	
6	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	1980	1980	3	32.5	101	
7	1242	WD DECK A	0	0	27	5	135.00	SF	10.00	10.00	100	1998	1998	3	20	270	
8	1242	WD DECK A	0	0	9	5	45.00	SF	10.00	10.00	100	1998	1998	3	20	90	
9	0646	LWN SPRK H	0	0	0	0	10.00	UT	2.00	2.00	100	1998	1998	3	21	4	
10	0648	LIGHTS-AV	0	0	0	0	8.00	UT	140.00	140.00	100	1993	1993	3	20	224	

TOTAL OB/XF 5,244

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 DCK=[YR=2014] N1 STR=[YR=2014] E5 N4 W5 S4$ N4 W4 S5 E4$ W35 N8 W6 N1 W50 USP=[YR=1993] W2 U2 L2 W8 S8 E12 N6$ S6 W12 S9 E2 S21 E11 S4 W3 S10 W2 CAN=[YR=1993] W7 S39 E24 STP=[YR=2014] S5 E9 N5 W9$ E10 N7 W12 D3 L3 W8 U3 L3 W1 N17 U3 L3 N8 U3 R3 N1$ S1 D3 L3 S8 D3 R3 S17 E1 D3 R3 E8 U3 R3 E12 N1 E1 U2 R3 N4 U2 L3 W1 N19 UST=[YR=2014] E3 N2 W3 S2$ N2 E3 S1 E12 CAN=[YR=1993] S10 E8 N8 E40 STR=[YR=2014] S3 E4 N3 W4$ E14 N6 W31 D1 L2 W8 U1 L2 W17 S2 W2 S2$ N2 E2 N2 E17 D1 R2 E8 U1 R2 E31 N40$ PTR= E40 CAN=[YR=1993] E7 FUS=[YR=1993] E2 N2 FUS=[YR=1994] N8 E13 S8 W13$ E25 S12 FUS=[YR=1994] E6 S11 W6 N11$ S13 E1 D2 R3 S4 D2 L3 W1 S1 W12 D3 L3 W8 U3 L3 W1 N17 U3 L3

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002100	C	RESTAURANT	0	0006	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	45.00	45.00	450,000							
2	002100	C	RESTAURANT	0	0006	C-3	130.00	100.00	13,000.00	SF		1.00	1.00	1.00	45.00	45.00	585,000							

REVIEW DATE 11/09/2022 BY HS Total Acres: 0.00 Total Land Value: 1,035,000 Market: 0 Agricultural: 0 Common: 1,035,000 PRINTED 08/06/2024 BY SYS

BLK 46 LOTS 4,5 & PT OF LOT 6
IN OR 1892/1458 BEING
PARCELS "1","3" & "5"

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32207

2024

00-00-31-1800-0046-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

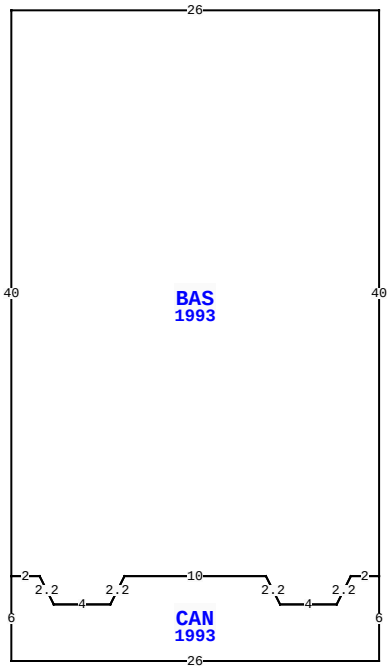
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
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	1,060	100	1,060	80,742
CAN	136	30	41	3,123
TOTALS	1,196		1,101	83,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,101	89.8380	128.02	140,950	1979	1990	0	0	0	40.50	59.50

2 RETAILSTOR – 0% - 0 Heated Area: 1060 HX Base Yr



809 BEECH ST, FERNANDINA BEACH

BLD DATE	11/09/2022	HS	LGL DATE
XF DATE	12/16/2021	KK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	602,217
TOTAL MARKET OB/XF VALUE	26,107
TOTAL LAND VALUE - MARKET	1,035,000
TOTAL MARKET VALUE	1,663,324
SOH/AGL Deduction	652,728
ASSESSED VALUE	1,010,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,010,596
TOTAL JUST VALUE	1,663,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,699,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150970	FIRE SPRNK	1,200	05/04/2015
20150952	REMODEL	6,500	05/01/2015
20150771	MECH OTHER	7,500	04/09/2015
20150772	FIRE ALARM	4,500	04/09/2015
20150773	FIRE SPRNK	55,100	04/09/2015
20150731	REMODEL	9,875	04/07/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1892/1458	12/03/2013	WD	U	I	12	475,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: NASSAU TRUST LLC						
1835/0837	1/09/2013	WD	U	I	12	582,800
GRANTOR: RIDISON-SOUTH INC						
GRANTEE: CBC NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S40 CAN=[YR=1993] S6 E26 N6 W2 D2 L1 W4 U2 L1 W10 D2 L1 W4 U2 L1 W2$ E2 R1 D2 E4 U2 R1 E10 D2 R1 E4 U2 R1 E2 N40$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00	140.00	100	1998	1998	3	20	28	
12	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1980	1980	3	20	180	
13	1128	BRICK 12"	0	0	0	0	240.00	SF	14.00	14.00	100	1925	1925	3	20	672	
14	0424	CL FNC 6'	0	0	0	0	94.00	LF	20.00	20.00	100	1998	1998	3	45	846	
15	0446	BOX FNC 6'	0	0	0	0	7.00	LF	20.00	20.00	100	1988	1988	3	20	28	
16	0825	BRICK	0	0	11	6	66.00	SF	12.50	12.50	100	2014	2014	3	98	809	
17	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2014	2014	3	65	520	
18	0851	PATIO STON	0	0	32	4	128.00	SF	0.75	0.75	100	2010	2010	3	91	87	
19	1076	TRELLIS A	0	0	5	4	20.00	SF	7.50	7.50	100	2010	2010	3	60	90	
20	0825	BRICK	0	0	12	5	60.00	SF	12.50	12.50	100	2014	2014	3	98	735	

TOTAL OB/XF 3,995

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/09/2022 BY HS Total Acres: 0.00 Total Land Value: 1,035,000 Market: 0 Agricultural: 0 Common: 1,035,000 PRINTED 08/06/2024 BY SYS

BLK 46 LOTS 4,5 & PT OF LOT 6
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NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32207

2024

00-00-31-1800-0046-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

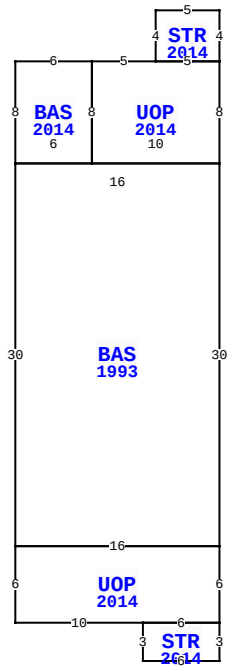
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
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	480	100	480	25,380
BAS	48	100	48	2,538
STR	18	10	2	106
STR	20	10	2	106
UOP	80	20	16	846
UOP	96	20	19	1,005
TOTALS	742		567	29,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	567	74.2140	105.75	59,960	1900	1970	0	0	0	50.00	50.00

3 RETAILSTOR – 0% - 0 Heated Area: 528 HX Base Yr



809 BEECH ST, FERNANDINA BEACH

BLD DATE	11/09/2022	HS	LGL DATE
XF DATE	12/16/2021	KK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	602,217
TOTAL MARKET OB/XF VALUE	26,107
TOTAL LAND VALUE - MARKET	1,035,000
TOTAL MARKET VALUE	1,663,324
SOH/AGL Deduction	652,728
ASSESSED VALUE	1,010,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,010,596
TOTAL JUST VALUE	1,663,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,699,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150705	1ST FLOOR RENOVAT	53,685	04/02/2015
20141772	OLIVE AMELA	3,075	08/12/2014
20141449	THE SHOPPES	1,500	07/02/2014
20140729	HOUSEMVING	23,000	04/14/2014
20140319	H/AC	5,000	02/14/2014
20140087	REMODEL	2,499	01/14/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/1458	12/03/2013	WD	U	I	12	475,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: NASSAU TRUST LLC						
1835/0837	1/09/2013	WD	U	I	12	582,800
GRANTOR: RIDISON-SOUTH INC						
GRANTEE: CBC NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2014] W5 S4 UOP=[YR=2014] W5 BAS=[YR=2014] W6 S8 BAS=[YR=1993] S30 UOP=[YR=2014] S6 E10 STR=[YR=2014] S3 E6 N3 W6$ E6 N6 W16$ E16 N30 W16$ E6 N8$ S8 E10 N8 W5$ E5 N4$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
21	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160	
22	0825	BRICK	0	0	0	0	1,180.00	SF	12.50	12.50	100	2014	2014	3	98	14,455	
23	1123	CB 8"	0	0	0	0	357.00	SF	6.15	6.15	100	1950	1950	3	20	439	
24	1241	WD DECK G	0	0	0	0	161.00	UT	11.50	11.50	100	2022	2022	3	98	1,814	

LAND DESCRIPTION

TOTAL OB/XF 16,868

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/09/2022 BY HS Total Acres: 0.00 Total Land Value: 1,035,000 Market: 0 Agricultural: 0 Common: 1,035,000 PRINTED 08/06/2024 BY SYS

BLK 46 LOTS 4,5 & PT OF LOT 6
IN OR 1892/1458 BEING
PARCELS "1","3" & "5"

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32207

2024

00-00-31-1800-0046-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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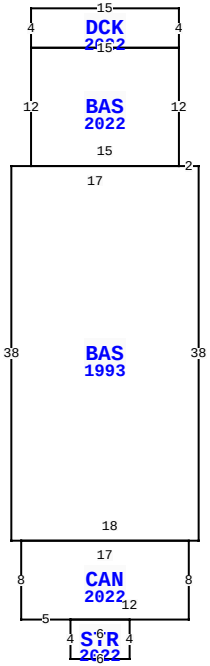
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	722	100	722	94,421
BAS	180	100	180	23,540
CAN	136	30	41	5,362
DCK	60	10	6	785
STR	24	10	2	261
TOTALS	1,122		951	124,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	951	96.6000	137.66	130,915	1920	2015	0	0	0	5.00	95.00

4 RETAILSTOR – 0% - 0 Heated Area: 902 HX Base Yr



809 BEECH ST, FERNANDINA BEACH

BLD DATE	11/09/2022	HS	LGL DATE
XF DATE	12/16/2021	KK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	602,217
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ASSESSED VALUE	1,010,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,010,596
TOTAL JUST VALUE	1,663,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,699,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090036	XFOB	1,000	01/12/2009
20052529	REPAIR/RRF	1,000	08/26/2005
20032536	REMODEL	13,000	02/18/2003
20020769	REMODEL	1,000	05/02/2002
20012356	ELEC OTHER	1,000	10/25/2001
972409	REMODEL	282,400	12/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/1458	12/03/2013	WD	U	I	12	475,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: NASSAU TRUST LLC						
1835/0837	1/09/2013	WD	U	I	12	582,800
GRANTOR: RIDISON-SOUTH INC						
GRANTEE: CBC NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 BAS=[YR=2022] N12 DCK=[YR=2022] N4 W15 S4 E15$ W15 S12 E15$W17 S38 E1 CAN=[YR=2022] S8 E5 STR=[YR=2022] S4 E6 N4 W6$ E12 N8 W17$ E18 N38$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/09/2022 BY HS Total Acres: 0.00 Total Land Value: 1,035,000 Market: 0 Agricultural: 0 Common: 1,035,000 PRINTED 08/06/2024 BY SYS