BLOCK 47 LOT 5
CITY OF FDNA BEACH

MARLIN & BARREL DISTILLERY LLC/
232 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0047-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		9 100
Frame	05	STEEL 100
Common Wall		23 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04

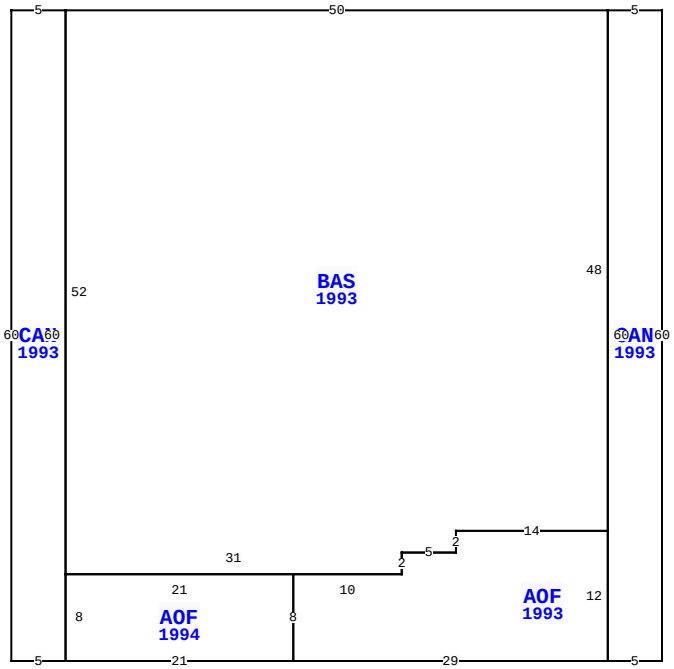
DOR CODE	4500	CANNERIES/BOTTLERS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	298	185	551	38,677
AOF	168	185	311	21,830
BAS	2,534	100	2,534	177,870
CAN	300	30	90	6,318
CAN	300	30	90	6,318
TOTALS	3,600		3,576	251,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	3,576	95.1808	81.62	291,873	1984	2005	0	0	0	14.00	86.00

1 SERV SHOP – 0% - 0 Heated Area: 3000 HX Base Yr



811 CEDAR ST, FERNANDINA BEACH

BLD DATE	02/09/2021	KK	LGL DATE	
XF DATE	02/09/2021	KK	LAND DATE	02/09/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	251,011
TOTAL MARKET OB/XF VALUE	7,620
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	658,631
SOH/AGL Deduction	371,081
ASSESSED VALUE	287,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,550
TOTAL JUST VALUE	658,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	669,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230072	INT. REMODEL	125,000	09/05/2023
20012069	H/AC	2,000	09/18/2001
B9334	REPAIR/RRF	7,800	09/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2282/0305	6/14/2019	WD	Q	I	05	864,000
GRANTOR: ROSARIO OF AMELIA LLC						
GRANTEE: MARLIN & BARREL DIS						
1625/0049	6/12/2009	WD	Q	I	05	650,000
GRANTOR: REYNOLDS ETHEL G ETAL						
GRANTEE: ROSARIO OF AMELIA L						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W5 BAS=[YR=1993] W50 CAN=[YR=1993] W5 S60 E5
AOF=[YR=1994] E21 AOF=[YR=1993] E29 N12 W14 S2 W5 S2 W10
S8$ N8 W21 S8$ N60$ S52 E31 N2 E5 N2 E14 N48$ S60 E5 N60$.

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	0812	CONCRETE C	0	0	0	0	1,940.00	SF	4.00	4.00	100	1984	1984	3	44	3,414	
2	0803	ASPHALT C	0	0	100	27	2,700.00	SF	2.00	2.00	100	1984	1984	3	50	2,700	
3	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	1984	1984	3	20	480	
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2009	2009	3	76	1,026	

LAND DESCRIPTION

TOTAL OB/XF 7,620

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	004500	C	BOTTLER	0	0006	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	40.00	40.00	400,000							

REVIEW DATE 02/09/2021 BY KK Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS