

BLOCK 173 LOTS 9 THRU 22
IN OR 1447/1213
(WESTERN STEAK)

NEW RIVER GROUP LLC/
1027 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0173-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	11	CLAY TILE 80
Interior Floo	15	HARDTILE 20
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	13	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER/RENTAL 0003
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	318	100	318	35,653
BAS	852	100	852	95,524
BAS	2,588	100	2,588	290,158
FST	192	50	96	10,763
GOF	1,962	110	2,158	241,948
TOTALS	5,912		6,012	674,046

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	26,820.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	1,662.00	SF	4.00	4.00	
3	0400	CONC CURB	0	0	0	0	567.00	LF	15.00	15.00	
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	2,021.50	2,021.50	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	
6	6001	ROLLUP DR	0	0	0	8	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	D T
1	001200	C	STORE COMB	0	0003	MU-8	0.00	0.00	32,500.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RETAILSTOR	- 0%	- 0								
Heated Area: 5720 HX Base Yr											
BLD DATE	12/04/2018	KK	LGL DATE	12/04/2018	KK	LAND DATE	12/04/2018	KK	AG DATE		
XF DATE	12/04/2018	KK	LAND DATE								
INC DATE											

TOTAL OB/XF											
34,647											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE			674,046
TOTAL MARKET OB/XF VALUE			34,647
TOTAL LAND VALUE - MARKET			568,750
TOTAL MARKET VALUE			1,277,443
SOH/AGL Deduction			411,290
ASSESSED VALUE			866,153
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			866,153
TOTAL JUST VALUE			1,277,443
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,305,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111509	H/AC	5,500	09/01/2011
20091074	SIGN	150	08/14/2009
20070915	ELEC OTHER	400	05/23/2007
20070194	ELEC OTHER	4,000	02/02/2007
20070032	H/AC	25,000	01/06/2007
20062796	REPAIR/RRF	11,772	12/21/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1447/1213	9/27/2006	WD Q	I		
GRANTOR: FAMOUS AMOS RESTAURAN					770,000
GRANTEE: NEW RIVER GROUP LLC					
0728/0484	4/24/1995	WD Q	I		315,000
GRANTOR: STUBBS PEGGY W					
GRANTEE: FAMOUS AMOS RESTAUR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
GOF=[YR=2007] W35BAS=[YR=2007] W15FST=[YR=2007] W24BAS=[YR=2007] W36S7BAS=[YR=2007] S45E21 S6E32N6E17N32W58N13W12SE12S13 E48N12W24N8SS8E24N8SS20E17N9W2 N11S11E2S9W7S32E40N52\$.											