BLOCK 196 LOT 4
CITY OF FDNA BEACH

CALF ROOM GROUP LLC/
450 BEACHSIDE PLACE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0196-0040**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 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 | | 10 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 05 | Quality Level 05 |

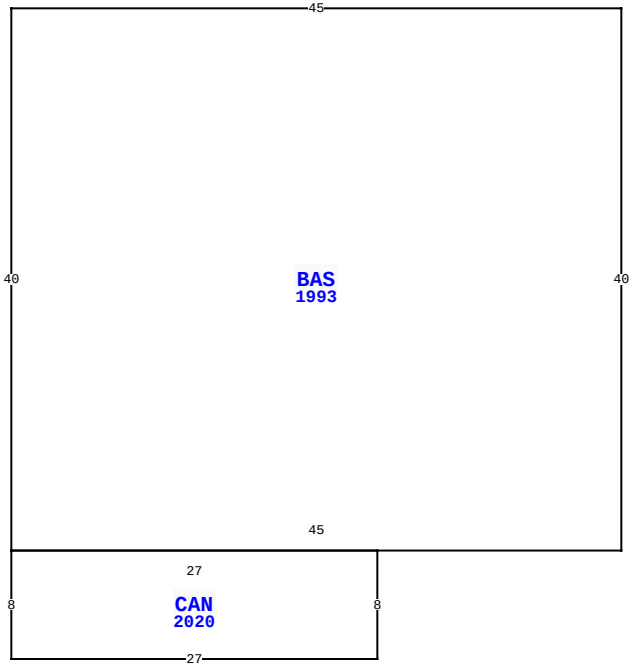
| | | | |
|---|---|---|---|
| DOR CODE | 2100 | RESTAURANTS/CAFE | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 312,789 |
| CAN | 216 | 30 | 65 | 11,295 |
| TOTALS | 2,016 | | 1,865 | 324,084 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2101 | 04 | 1,865 | 117.3060 | 202.06 | 376,842 | 1991 | 2005 | 0 | 0 | 0 | 14.00 | 86.00 |

1 RSTARANT 1 – 0% - 2023 Heated Area: 1800 HX Base Yr




1421 S 10TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/21/2021 | KK | LGL DATE | |
| XF DATE | 04/21/2021 | KK | LAND DATE | 04/21/2021 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 324,084 |
| TOTAL MARKET OB/XF VALUE | 5,324 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 429,408 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 429,408 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 429,408 |
| TOTAL JUST VALUE | 429,408 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 442,759 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20004714 | REPAIR/RRF | 9,000 | 06/18/2020 |
| 20002517 | REMODEL | 135,000 | 04/23/2020 |
| 7138 | NEW CONSTR | 41,980 | 04/03/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2552/1566 | 4/05/2022 | WD | Q | I | 01 | 530,000 |
| GRANTOR: LAIDEN LAND HOLDINGS | | | | | | |
| GRANTEE: CALF ROOM GROUP LLC | | | | | | |
| 2214/1513 | 7/30/2018 | WD | Q | I | 01 | 230,000 |
| GRANTOR: LINDES FRED E & BREND | | | | | | |
| GRANTEE: LAIDEN LAND HOLDING | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W45 S40 CAN=[YR=2020] S8 E27 N8 W27$ E45 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 0 | 5 | 5 | 25.00 | SF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 62 | 101 | |
| 2 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 1,800.00 | SF | 2.00 | 2.00 | 100 | 1991 | 1991 | 3 | 50 | 1,800 | |
| 3 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2020 | 2020 | 3 | 90 | 360 | |
| 4 | 0964 | HALON SYST | 0 | 0 | 0 | 0 | 11.00 | SF | 50.00 | 50.00 | 100 | 2020 | 2020 | 3 | 99 | 545 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 23 | 5 | 115.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 740 | |
| 6 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 79.00 | LF | 25.00 | 25.00 | 100 | 2020 | 2020 | 3 | 90 | 1,778 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,324

| 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 | CI | 100.00 | 100.00 | 10,000.00 | SF | | 1.00 | 1.00 | 1.00 | 10.00 | 10.00 | 100,000 | | | | | | | |

REVIEW DATE 04/21/2021 BY KK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS