

PT D FERNANDEZ GRANT
SEC 37-2N-28E IN OR 1715/1776
& ESMT RGTS IN OR 1490/254

ABC PROPERTIES LTD
8989 SOUTH ORANGE AVE
ORLANDO, FL 32824

2024

37-2N-28-0000-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 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	15	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,766	100	8,766	1,070,789
BAS	392	100	392	47,884
CAN	947	30	284	34,691
CAN	36	30	11	1,344
CAN	60	30	18	2,199
CAN	60	30	18	2,199
SFB	1,086	80	869	106,151
TOTALS	11,347		10,358	1,265,255

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	15,403.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	826.00	LF	15.00	15.00	
3	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	
4	0812	CONCRETE C	0	0	0	0	204.00	SF	4.00	4.00	
5	0424	CL FNC 6'	0	0	0	0	60.00	LF	20.00	20.00	
6	4950	BOLLARD	0	0	0	0	27.00	UT	100.00	100.00	
7	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	
8	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	
9	0855	CONC PAVER	0	0	0	0	5,157.00	SF	10.00	10.00	
10	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	

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	001100	C	STORE 1FLR	0	0004	PUD	0.00	0.00	46,618.00	SF	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	10,358	114.2974	162.87	1,687,007	2009	2009	0	0	15	10.00	75.00
1 RETAILSTOR - 0% - 0												
Heated Area: 10027												
HX Base Yr												
474574 SR 200, FERNANDINA BEACH												

BLD DATE	02/25/2019	KK	LGL DATE	
XF DATE	02/25/2019	KK	LAND DATE	02/25/2019
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		1,769,532	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,769,532	
SOH/AGL Deduction		33,246	
ASSESSED VALUE		1,736,286	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,736,286	
TOTAL JUST VALUE		1,769,532	
NCON VALUE		0	
INCOME VALUE		1,769,532	
PREVIOUS YEAR MKT VALUE		1,769,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16736	H/AC	0	12/01/2011
E23997	NEW CONSTR	0	11/01/2011
B25271	REMODEL	2,500	10/01/2011
C0922422	CO ISSUED	0	10/08/2009
E22121	ELEC OTHER	250	09/01/2009
M14784	MECH OTHER	6,000	09/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1715/1776	11/30/2010	WD	U	I	30	1,850,000
GRANTOR: ABC LIQUORS INC						
GRANTEE: ABC PROPERTIES LTD						
1490/0247	4/04/2007	WD	Q	V		900,000
GRANTOR: MARSH LAKES INVESTORS						
GRANTEE: ABC LIQUORS INC						

BUILDING NOTES											
BAS=[YR=2009] W81 CAN=[YR=2010] N4 W9 S4 E9\$ W20											
BAS=[YR=2013] W21 S18 SFB=[YR=2010] S2 CAN=[YR=2010] W6											
S10 E6 N10\$ S46 E23 N46 W9 N2 W14\$ E14 S2 E7 N20\$ S20 E2 S46											
W23 CAN=[YR=2010] W6 S10 E6 N10\$ S18 E46 CAN=[YR=2009] S6											
E82 N81 W6 S72 D3 L3 W73\$ E73 U3 R3 N81\$.											

TOTAL OB/XF											
90,590											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0004	PUD	0.00	0.00	46,618.00	SF	1.00

[illegible]