



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	14	WD SHINGLE 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floor	09	PINE WOOD 80
Interior Floor	15	HARDTILE 20
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		30 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	Q00E1190Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	162	15	24	1,605
BAS	3,525	100	3,525	235,739
BAS	972	100	972	65,004
BAS	486	100	486	32,502
CAN	120	30	36	2,408
CAN	432	30	130	8,694
CAN	244	30	73	4,882
CAN	270	30	81	5,417
DCK	147	10	15	1,003
FDU	120	60	72	4,815
TOTALS	7,594		6,352	424,797

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	3,458.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	1,373.00	SF	4.00	4.00	
3	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	
4	1242	WD DECK A	0	0	0	0	144.00	SF	10.00	10.00	
5	0443	STK FNC 6'	0	0	0	0	78.00	LF	10.00	10.00	
6	0464	FNC GT 10'	0	0	0	0	2.00	UT	280.00	280.00	
7	0142	BAR TOP A	0	0	0	0	22.00	LF	165.00	165.00	
8	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	
9	1242	WD DECK A	0	0	16	5	80.00	SF	10.00	10.00	
10	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	

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	002100	C	RESTAURANT	0		CG	90.00	400.00	55,950.00	SF	
2	009615	C	SLOUGH-MAS	0		CG	0.00	0.00	0.23	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2101	04	6,352	102.1716	175.99	1,117,888	1982	1982	0	0	62.00	38.00	
1 RSTARANT 1 - 0% - 0												
Heated Area: 5851												
HX Base Yr												

** This building has 16 Sub-Areas

96106 WADES PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 3	7
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE			584,223
TOTAL MARKET OB/XF VALUE			74,360
TOTAL LAND VALUE - MARKET			419,631
TOTAL MARKET VALUE			1,078,214
SOH/AGL Deduction			383,708
ASSESSED VALUE			694,506
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			694,506
TOTAL JUST VALUE			1,078,214
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,138,513

BLDG #3 @ 96108
BLDG #2 IS DOWN UNDER OFFICE & STORAGE ON THE 1ST
DOWN UNDER RESTAURANT _ BLDG #1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633139	REMODEL-KIT/BATH	208,821	09/01/2016
B25881	DEMOLITION	200	04/01/2012
B011178	NEW CONSTR	18,000	02/01/2001
0071178	DEMOLITION	0	05/01/2000
984991	REMODEL	10,450	05/01/1998
96 2948	ADDITION	28,290	07/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/1387	10/02/2015	WD U	I	I	38	324,600
GRANTOR: LESUEUR-RICHMOND SLAT						
GRANTEE: NASSAU TRUST LLC						
1642/1815	10/05/2009	WD Q	I	I	01	625,000
GRANTOR: MCCARTHY FAMILY LIMIT						
GRANTEE: LESUEUR-RICHMOND SL						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-54,28] S15 E9 S13 E8 E10 E7 S8 E35 N18 E27 N28 N3 W26 N8 W16 S15 W45 S6 W9 \$											
BAS=[YR=1997;ORIG=-54,5] S23 E9 N6 E45 N15 N2 W54 \$											
FUS=[YR=1993;ORIG=-71,24] W20 W4 W2 S2 S16 S12 E16 N4 E6 N4 E4 N22 \$											
BAS=[YR=2007;ORIG=15,64] E27 N10 N8 W27 S18 \$											
CAN=[YR=1994;ORIG=42,54] E12 N36 W12 S28 S8 \$											
CAN=[YR=1997;ORIG=0,0] W54 S5 E54 N5 \$											
CAN=[YR=1997;ORIG=54,10] N3 W33 W5 S8 E26 N5 E12 \$											
BAL=[YR=2008;ORIG=-106,42] S7 S4 S7 E9 N6 N12 W9 \$											
DCK=[YR=1997;ORIG=21,7] N7 W21 S5 S2 E16 E5 \$											
FUS=[YR=2008;ORIG=-97,26] W9 S16 E9 N16 \$											

TOTAL OB/XF											
9,481											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002100	C	RESTAURANT	0		CG	90.00	400.00	55,950.00	SF	
2	009615	C	SLOUGH-MAS	0		CG	0.00	0.00	0.23	AC	

REVIEW DATE 04/18/2024 BY KWA Total Acres: 0.23 Total Land Value: 419,631 Market: 0 Agricultural: 0 Common: 419,631 PRINTED 08/06/2024 BY SYS

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32207

2024

[illegible]