PT OF LOT 105
IN OR 2259/1149
(EX ESMT OR 1244/1844)

ANDERSON JON MICHAEL/
24 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0105-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	06	CUST PANEL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	04	C ABOVE GD 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

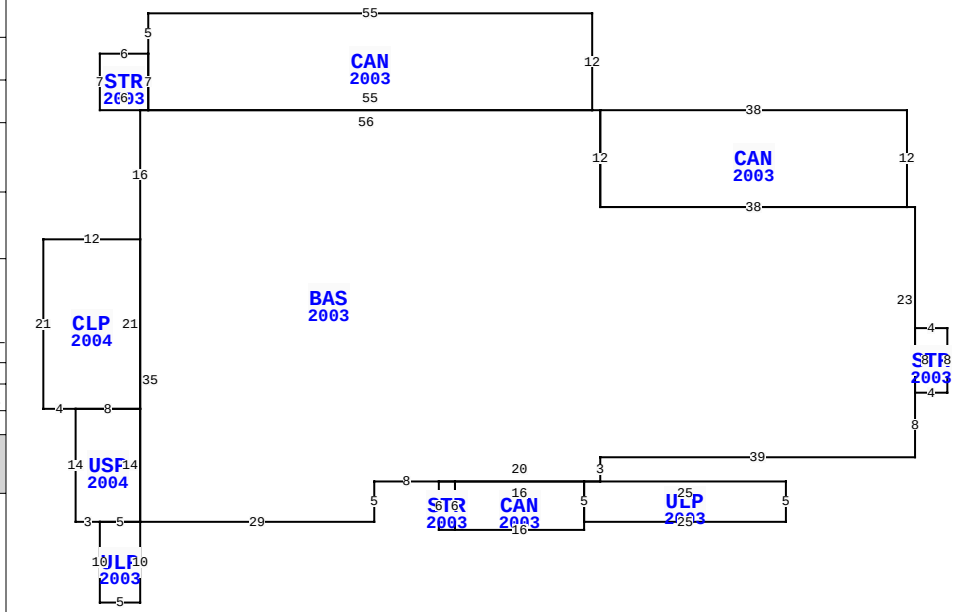
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2022.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,976	100	2003	3,976	311,260
CAN	96	30	2003	29	2,270
CAN	456	30	2003	137	10,725
CAN	660	30	2003	198	15,500
CLP	252	30	2004	76	5,950
STR	12	10	2003	1	78
STR	32	10	2003	3	235
STR	42	10	2003	4	313
ULP	50	15	2003	8	626
ULP	125	15	2003	19	1,487
TOTALS	5,813			4,496	351,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	4,496	125.5694	211.58	951,264	2003	2003	45	0	0	18.00	37.00

1 RSTARANT 1 – 0% - 0 Heated Area: 3976 HX Base Yr



** This building has 11 Sub-Areas

960030 GATEWAY BLVD, FERNANDINA BEACH

BLD DATE	11/19/2019	KK	LGL DATE		
XF DATE	11/19/2019	KK	LAND DATE	04/23/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	351,968
TOTAL MARKET OB/XF VALUE	45,991
TOTAL LAND VALUE - MARKET	514,000
TOTAL MARKET VALUE	911,959
SOH/AGL Deduction	29,458
ASSESSED VALUE	882,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	882,501
TOTAL JUST VALUE	911,959
NCON VALUE	0
INCOME VALUE	840,366
PREVIOUS YEAR MKT VALUE	802,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190032	REMODEL	10,000	04/15/2019
20150714	H/AC	14,000	04/06/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1149	2/08/2019	WD	U	I	11	100
GRANTOR: BARBARA JEANS REAL ES						
GRANTEE: ANDERSON JON MICHAE						
2254/0568	2/08/2019	WD	Q	I	01	800,000
GRANTOR: BARBARA JEANS REAL ES						
GRANTEE: ANDERSON JON MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W1 CAN=[YR=2003] N12 W38 S12 E38$ W38 N12 W1 CAN=[YR=2003] N12 W55 S5 STR=[YR=2003] W6 S7 E6 N7$ S7 E55$ W56 S16 CLP=[YR=2004] W12 S21 E4 USP=[YR=2004] S14 E3 ULP=[YR=2003] S10 E5 N10 W5$ E5 N14 W8$ E8 N21$ S35 E29 N5 E8 STR=[YR=2003] S6 E2 CAN=[YR=2003] E16 N1 ULP=[YR=2003] E25 N5 W25 S5$N5 W16 S6$ N6 W2$ E20 N3 E39 N8 STR=[YR=2003] E4 N8 W4 S8$ N23$.

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	0803	ASPHALT C	0	0	0	0	22,028.00	SF	2.00	2.00	100	2003	2003	3	50	22,028	
2	0400	CONC CURB	0	0	0	0	917.00	LF	15.00	15.00	100	2003	2003	3	86	11,829	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2003	2003	3	86	108	
4	0812	CONCRETE C	0	0	0	0	1,284.00	SF	4.00	4.00	100	2003	2003	3	82	4,212	
5	0810	CONCRETE A	0	0	9	12	108.00	SF	6.50	6.50	100	2003	2003	3	82	576	
6	0810	CONCRETE A	0	0	18	10	180.00	SF	6.50	6.50	100	2003	2003	3	82	959	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	58	348	
8	0446	BOX FNC 6'	0	0	0	0	45.00	LF	20.00	20.00	100	2003	2003	3	20	180	
9	1126	CB/STC 8"	0	0	0	0	148.00	SF	8.00	8.00	100	2003	2003	3	82	971	
10	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	100	2003	2003	3	82	160	

TOTAL OB/XF 41,371

LAND DESCRIPTION

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	0004	C-2	0.00	0.00	51,400.00	SF		1.00	1.00	1.00	10.00	10.00	514,000							

REVIEW DATE 11/19/2019 BY KK Total Acres: 0.00 Total Land Value: 514,000 Market: 0 Agricultural: 0 Common: 514,000 PRINTED 07/30/2025 BY SYS

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0972	ST LGHT UN	0	0	0	0	3.00	UT	1,012.00	1,012.00	100	2003	2003	3	58	1,761	
12	0810	CONCRETE A	0	0	0	0	275.00	SF	6.50	6.50	100	2003	2003	3	82	1,466	
13	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2003	2003	3	20	240	
14	1128	BRICK 12"	0	0	0	0	63.00	SF	14.00	14.00	100	2003	2003	3	95	838	
15	1126	CB/STC 8"	0	0	0	0	48.00	SF	8.00	8.00	100	2003	2003	3	82	315	

LAND DESCRIPTION

TOTAL OB/XF 4,620

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

REVIEW DATE 11/19/2019 BY KK Total Acres: 0.00 Total Land Value: 514,000 Market: 0 Agricultural: 0 Common: 514,000 PRINTED 07/30/2025 BY SYS