

LOTS 12 & 13
SUB OF SEC 30 R/P OF LOT 11
DBK 102/389

ANDREE STUDIOS INC
2797 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0680-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	748	185	1993	1,384	128,235
BAS	1,640	100	1993	1,640	151,954
CAN	13	30	1993	4	371
TOTALS	2,401			3,028	280,560

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	3,502.00	SF	2.00
2	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00
3	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00
4	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002500	C	SRVC SHOPS	0	0003	CI	100.00	100.00	12,553.00

REVIEW DATE 01/12/2021 BY KK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2501	06	3,028	120.0571	102.95	311,733	1984	2010	0	0	0	10.00	90.00	
1 SERV SHOP - 0% - 0 Heated Area: 2388 HX Base Yr													
1651 S 8TH ST, FERNANDINA BEACH													

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	
INC DATE			AG DATE	
04/04/2025				DC

TOTAL OB/XF													
4,486													

Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		286,418	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		286,418	
SOH/AGL Deduction		0	
ASSESSED VALUE		286,418	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		286,418	
TOTAL JUST VALUE		286,418	
NCON VALUE		0	
INCOME VALUE		286,418	
PREVIOUS YEAR MKT VALUE		286,418	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009405	REMODEL	16,551	11/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2400/1938	10/16/2020	WD	Q	I	01	344,000
GRANTOR: BETOM INC						
GRANTEE: ANDREE STUDIOS INC						
1892/0601	11/22/2013	SW	Q	I	01	175,000
GRANTOR: PADGETT PROPERTIES IN						
GRANTEE: BETOM INC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W40 S41 AOF=[YR=1993] S14 CAN=[YR=1993] S5E5 U5 L5 \$ D5 R5 E35 N19 W40\$ E40 N41\$.									