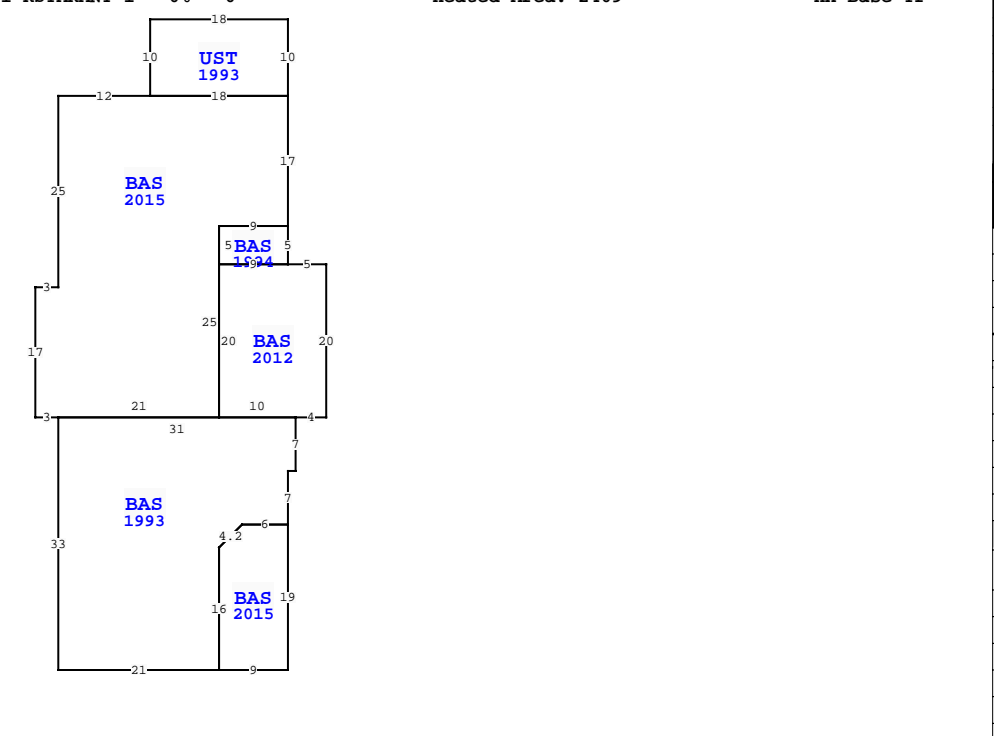


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	60
Interior Wall	08	DECORATIVE	40
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		10	100
Frame	03	MASONRY	100
Story Height		11	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2101	04	2,481	133.5642	225.06	558,374	1988	2000	0	0	23.00	77.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		429,948	
TOTAL MARKET OB/XF VALUE		78,754	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,008,702	
SOH/AGL Deduction		288,968	
ASSESSED VALUE		719,734	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		719,734	
TOTAL JUST VALUE		1,008,702	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,030,478	



PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1229195	TOWNIES PIZZA DEL	0	05/01/2015
E1528621	TOWNIES PIZZA DEL	0	01/01/2014
B1328127	TOWNIES PIZZA DEL	0	12/01/2013
E1327082	TOWNIES PIZZA DEL	0	12/01/2013
M1319078	TOWNIES PIZZA DEL	0	12/01/2013
P1317062	TOWNIES PIZZA DEL	0	12/01/2013

Quality		04 Quality Level 04			
DOR CODE		2100 RESTAURANTS/CAFE			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC 2004.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	831	100	1993	831	144,009
BAS	45	100	1994	45	7,799
BAS	280	100	2012	280	48,523
BAS	167	100	2015	167	28,940
BAS	1,086	100	2015	1,086	188,200
UST	180	40	1993	72	12,477
TOTALS	2,589			2,481	429,948

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/0838	3/04/2019	WD	Q	I	01	575,000

819 T J COURSON RD, FERNANDINA BEACH

BLD DATE	02/28/2020	KKA	LGL DATE	
XF DATE	02/28/2020	KKA	LAND DATE	04/08/2025
INC DATE			AG DATE	DC

EXTRA FEATURES																	
L N	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	0812	CONCRETE C	0	0	0	0	24,459.00	SF	4.00	4.00	50	1988	1988	3	50	48,918	
2	0400	CONC CURB	0	0	0	0	354.00	LF	15.00	15.00	100	1988	1988	3	62	3,292	
3	0835	QUARY TILE	0	0	10	15	150.00	SF	10.00	10.00	100	1988	1988	3	52	780	
4	0812	CONCRETE C	0	0	0	0	1,640.00	SF	4.00	4.00	100	1988	1988	3	52	3,411	
5	0381	COOLER	0	0	10	12	120.00	SF	82.50	82.50	100	1988	1988	3	20	1,980	
6	0383	FREEZER	0	0	5	10	50.00	SF	105.00	105.00	100	1988	1988	3	20	1,050	
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	100	1988	1988	3	24	105	
8	1123	CB 8"	0	0	46	7	460.00	SF	6.15	6.15	100	1988	1988	3	52	1,471	
9	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	1988	1988	3	52	649	
10	0402	CONC BUMPE	0	0	0	0	33.00	UT	25.00	25.00	100	1988	1988	3	62	512	

BUILDING NOTES			
GRANTOR: CUERVO HOLDINGS LLC			
GRANTEE: TJ COURSON LLC			
1823/1354	11/05/2012	WD	U I 30
GRANTOR: CUERVO JOSE R			
GRANTEE: CUERVO HOLDINGS LLC			

BUILDING DIMENSIONS	
UST=[YR=1993] W18 S10 BAS=[YR=2015] W12 S25 W3 S17 E3	
BAS=[YR=1993] S33 E21 BAS=[YR=2015] E9 N19 W6 D3 L3 S16 \$	
N16 U3 R3 E6 N7 E1 N7 BAS=[YR=2012] E4 N20 W5	
BAS=[YR=1994] N5 W9 S5 E9\$ W9 S20 E10\$ W31\$ E21 N25 E9 N17	
W18\$ E18 N10\$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	200.00	200.00	40,000.00	SF		1.00	1.00	1.00	12.50	12.50	500,000							

