

BLOCK A LOTS 7 THRU 24
(EX 1/2 OF LOTS 7 THRU 11)
W PORT BEACH CASINO TRACT

BIG SPLASH FERNANDINA BEACHLLC
712 PROMENADE POINTE DR
ST AUGUSTINE, FL 32095

2025

00-00-31-1100-000A-0071



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	12	HARDWOOD 70
Interior Floo	03	CONC FINSH 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		38 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC 1060.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,974	100	2018	4,974	013,648
CAN	750	30	2018	225	45,853
CAN	1,015	30	2018	304	61,952
FST	50	50	2018	25	5,095
FST	60	50	2018	30	6,113
FST	180	50	2018	90	18,341
FUS	1,215	100	2018	1,215	247,604
PTO	150	5	2018	8	1,630
STR	110	10	2018	11	2,242
STR	165	10	2018	16	3,260
TOTALS	14,258			8,016	633,574

EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	14,478.00	SF	2.00	2.00	100	2018	2018	3	80	23,165	
2	0855	CONC PAVER	0	0	0	0	10,794.00	SF	10.00	10.00	100	2018	2018	3	97	104,702	
3	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100	2018	2018	3	97	3,228	
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2018	2018	3	98	98	
5	0400	CONC CURB	0	0	0	0	1,291.00	LF	15.00	15.00	100	2018	2018	3	98	18,978	
6	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2018	2018	3	92	23,276	
7	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2018	2018	3	92	1,840	
8	0649	LIGHTS-GD	0	0	0	0	6.00	SF	225.00	225.00	100	2018	2018	3	78	1,053	
9	0811	CONCRETE B	0	0	0	0	675.00	SF	5.20	5.20	100	2018	2018	3	97	3,405	
10	1126	CB/STC 8"	0	0	0	0	277.00	SF	8.00	8.00	100	2018	2018	3	97	2,150	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		C-1	0.00	0.00	44,750.00	SF		1.00	1.00	1.00	40.00	40.00	1,790,000							

REVIEW DATE 02/19/2019 BY KK

** This building has 12 Sub-Areas

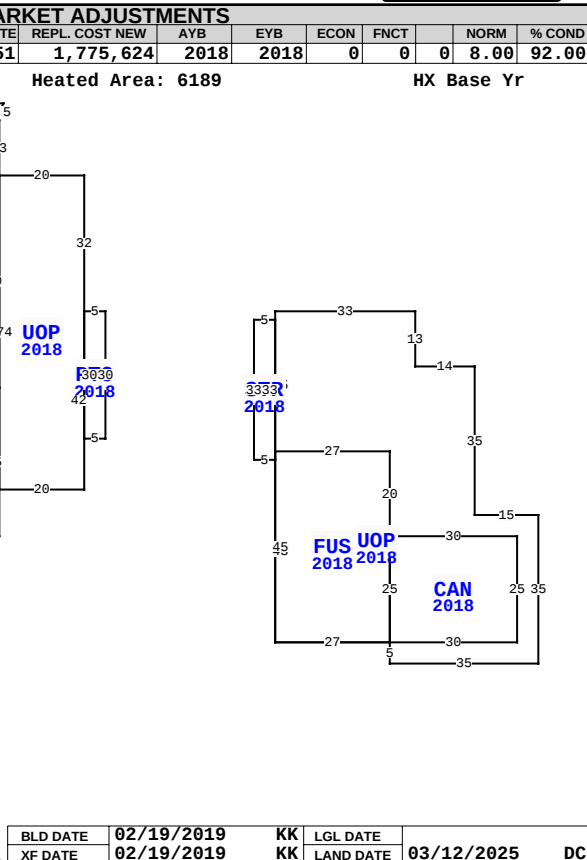
17 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	02/19/2019	KK	LGL DATE	
XF DATE	02/19/2019	KK	LAND DATE	03/12/2025
INC DATE			AG DATE	DC

TOTAL OB/IF 181,895

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		C-1	0.00	0.00	44,750.00	SF		1.00	1.00	1.00	40.00	40.00	1,790,000							

Total Acres: 0.00 Total Land Value: 1,790,000 Market: 0 Agricultural: 0 Common: 1,790,000



INC DATE						AG DATE			
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
100	2018	2018	3	80	23,165				
100	2018	2018	3	97	104,702				
100	2018	2018	3	97	3,228				
100	2018	2018	3	98	98				
100	2018	2018	3	98	18,978				
100	2018	2018	3	92	23,276				
100	2018	2018	3	92	1,840				
100	2018	2018	3	78	1,053				
100	2018	2018	3	97	3,405				
100	2018	2018	3	97	2,150				

TOTAL OB/XF				181,895		
D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	1.00	1.00	1.00	40.00	40.00	1,7

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