

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

00-00-31-1100-000A-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall										16 WD FR STUC 100										1101 04 120 51.8700 72.36 8,683 2018 2018 0 0 3.00 97.00									
Roof Structure										04 WOOD TRUSS 100										2 RETAILSTOR - 0% - 0 Heated Area: 120 HX Base Yr									
Roof Cover										12 MODULAR MT 100										Tax Group: 2 Tax Dist:									
Interior Wall										01 MINIMUM 100										BUILDING MARKET VALUE 8,423									
Interior Floor										03 CONC FINSH 100										TOTAL MARKET OB/XF VALUE 603									
Ceiling										04 NONE 100										TOTAL LAND VALUE - MARKET 125,000									
Air Condition										01 NONE 100										TOTAL MARKET VALUE 134,026									
Heating Type										01 NONE 100										SOH/AGL Deduction 3,587									
Fixtures										0 100										ASSESSED VALUE 130,439									
Frame										02 WOOD FRAME 100										TOTAL EXEMPTION VALUE 0									
Story Height										10 100										BASE TAXABLE VALUE 130,439									
RMS										1 100										TOTAL JUST VALUE 134,026									
Stories										1. 100										NCON VALUE 0									
Units										0 100										INCOME VALUE									
Occupancy										00 NONE 100										PREVIOUS YEAR MKT VALUE 118,581									
Quality										03 Quality Level 03																			
DOR CODE										1100 STORES, 1 STORY																			
MAP NUM										MKT AREA										01									
NEIGHBORHOOD/LOC										1061.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										120										100									
2018										120										8,423									
TOTALS										120										120									
EXTRA FEATURES										11 N FLETCHER AV, FERNANDINA BEACH										BLD DATE 02/19/2019 KK LGL DATE 03/12/2025 DC									
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 0810										CONCRETE A										0 0 5 4									
20.00										SF 6.50										6.50									
100										2018										2018									
3 4950										BOLLARD										0 0 0 0									
3.00										UT 100.00										100.00									
100										2018										2018									
3 0810										CONCRETE A										0 0 7 4									
28.00										SF 6.50										6.50									
100										2018										2018									
3 97										126										177									
LAND DESCRIPTION										TOTAL OB/XF 603																			
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 001100										C										STORE 1FLR									
0																													
C-1										0.00										0.00									
3,125.00										SF										1.00									
1.00										1.00										1.00									
40.00										40.00										125,000									
REVIEW DATE										02/19/2019										BY									
KK										Total Acres: 0.00										Total Land Value: 125,000									
Market: 0										Agricultural: 0										Common: 125,000									
PRINTED 07/30/2025 BY SJS																													