BLK 4 LOTS 1 THRU 6, N 10FT
LOT 7,PT TRACT A OF SOUTH
BEACH SUB PBK 3/11 & TRACT 1-A

FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0004-0016

BUILDING CHARACTERISTICS

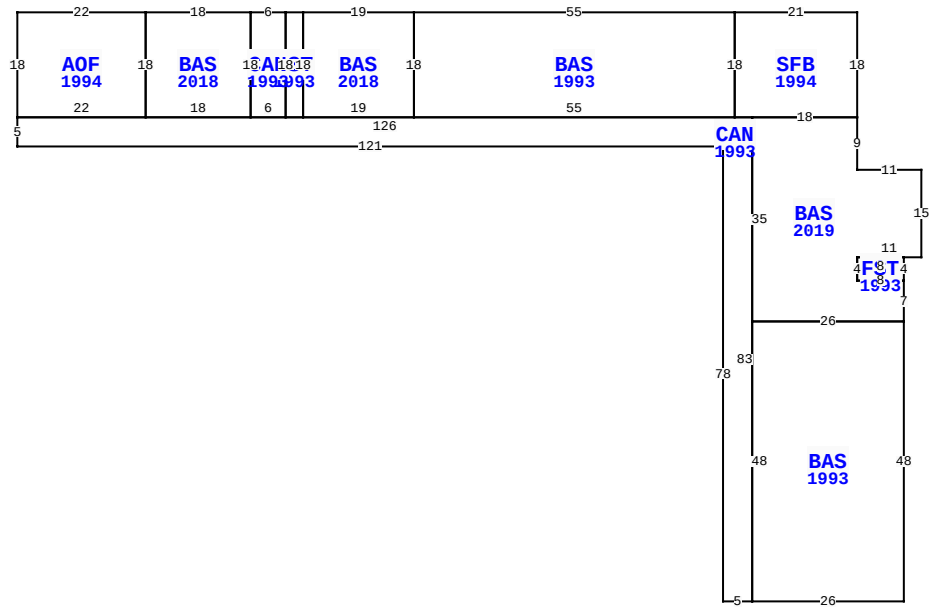
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	11	CLAY TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		34 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		9 100
Units		6 100
BUD8 Adjustme	02	DIST FB 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
AOF	396	100	1994	396	15,509
BAS	990	100	1993	990	38,773
BAS	1,248	100	1993	1,248	48,877
BAS	324	100	2018	324	12,689
BAS	342	100	2018	342	13,394
BAS	851	100	2019	851	33,329
CAN	108	30	1993	32	1,253
CAN	1,020	30	1993	306	11,984
FST	32	50	1993	16	627
FST	54	50	1993	27	1,057
TOTALS	5,743			4,834	189,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	07	4,834	98.3586	89.01	430,274	1959	1985	0	0	0	56.00	44.00

1 MOTEL - 0% - 0 Heated Area: 4453 HX Base Yr



** This building has 11 Sub-Areas

3199 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	11/17/2021	KK	LGL DATE		
XF DATE	11/17/2021	KK	LAND DATE	11/17/2021	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,148,635
TOTAL MARKET OB/XF VALUE	99,860
TOTAL LAND VALUE - MARKET	994,700
TOTAL MARKET VALUE	2,243,195
SOH/AGL Deduction	0
ASSESSED VALUE	2,243,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,243,195
TOTAL JUST VALUE	2,243,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,315,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200129	REMODEL - ROOM #1	25,000	12/18/2020
20200130	REMODEL - ROOM #1	25,000	12/18/2020
20200131	REMODEL - ROOM #1	25,000	12/18/2020
20200132	REMODEL - ROOM #1	25,000	12/18/2020
20200017	REMODEL - ROOM #4	20,000	02/19/2020
20200018	REMODEL - ROOM #5	20,000	02/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2081/0018	10/31/2016	WD	Q	I	05	1,662,000
GRANTOR: SHEFFIELD GEORGE W ET						
GRANTEE: FLANSOUTH LLC						
1887/0503	10/31/2013	WD	Q	I	01	1,200,000
GRANTOR: SURF PROPERTIES LLC						
GRANTEE: SHEFFIELD GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1994] W21 BAS=[YR=1993] W55 BAS=[YR=2018] W19
FST=[YR=1993] W3 CAN=[YR=1993] W6 BAS=[YR=2018] W18
AOF=[YR=1994] W22 S18 CAN=[YR=1993] S5 E121 S78 E5 N83
W126$ E22 N18$ S18 E18 N18$ S18 E6 N18$ S18 E3 N18$ S18 E19
N18$ S18 E55 N18$ S18 E3 BAS=[YR=2019] S35 BAS=[YR=1993]
S48 E26 N48 W26$ E26 N7 FST=[YR=1993] N4 W8 S4 E8$ W8 N4 E11
N15 W11 N9 W18$ E18 N18$.

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	8,625.00	SF	2.00	2.00	100	1995	1995	3	50	8,625	
2	0810	CONCRETE A	0	0	0	0	694.00	SF	6.50	6.50	100	1980	1980	3	30	1,353	
3	0820	WOOD WALK	0	0	41	3	171.00	SF	11.75	11.75	100	1988	1988	3	40	804	
4	1123	CB 8"	0	0	0	0	252.00	SF	6.15	6.15	100	1998	1998	3	73	1,131	
5	0810	CONCRETE A	0	0	23	9	207.00	SF	6.50	6.50	100	1998	1998	3	73	982	
6	0940	SHEDS/PORT	0	0	19	12	228.00	SF	30.00	30.00	100	1998	1998	3	20	1,368	
7	0810	CONCRETE A	0	0	24	18	432.00	SF	6.50	6.50	100	2001	2001	3	79	2,218	
8	0811	CONCRETE B	0	0	179	5	895.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,536	
9	1242	WD DECK A	0	0	0	0	904.00	SF	10.00	10.00	100	1990	1990	3	20	1,808	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1989	1989	3	25	75	

TOTAL OB/XF 20,900

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	0006	R-3	300.00	221.00	66,300.00	SF		1.00	1.00	1.00	15.00	15.00	994,500							
2	009602	C	RETENTION PO	0	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							
3	009400	C	RIGHT-OF-WAY	0	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 11/17/2021 BY KK Total Acres: 0.00 Total Land Value: 994,700 Market: 0 Agricultural: 0 Common: 994,700 PRINTED 07/30/2025 BY SYS

BLK 4 LOTS 1 THRU 6, N 10FT
LOT 7,PT TRACT A OF SOUTH
BEACH SUB PBK 3/11 & TRACT 1-A

FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0004-0016

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

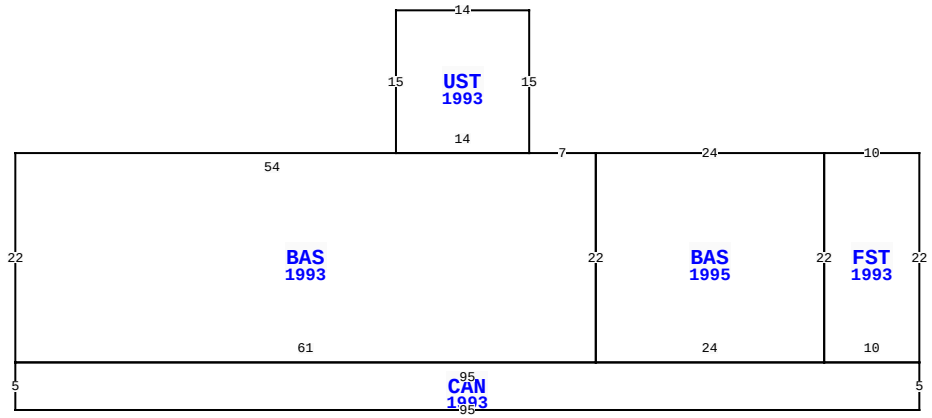
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		7 100
Units		7 100
BUD8 Adjustme	02	DIST FB 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	1,342	100	1993	1,342	60,453
BAS	528	100	1995	528	23,785
CAN	475	30	1993	142	6,397
FST	220	50	1993	110	4,955
UST	210	30	1993	63	2,838
TOTALS	2,775			2,185	98,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	07	2,185	113.1270	102.38	223,700	1964	1985	0	0	0	56.00	44.00

2 MOTEL – 0% - 0 Heated Area: 1870 HX Base Yr



BLD DATE	11/17/2021	KK	LGL DATE
XF DATE	11/17/2021	KK	LAND DATE 11/17/2021 KK
INC DATE			AG DATE

3199 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,148,635
TOTAL MARKET OB/XF VALUE	99,860
TOTAL LAND VALUE - MARKET	994,700
TOTAL MARKET VALUE	2,243,195
SOH/AGL Deduction	0
ASSESSED VALUE	2,243,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,243,195
TOTAL JUST VALUE	2,243,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,315,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200019	REMODEL - ROOM #8	20,000	02/19/2020
20200020	REMODEL - ROOM #9	20,000	02/19/2020
20190038	REMODEL - UNIT 15	2,400	06/11/2019
20190044	XFOB - TIKI BAR	35,000	05/29/2019
20190039	REMODEL - UNIT 1	2,400	04/15/2019
20181564	ROOF	45,000	05/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2081/0018	10/31/2016	WD	Q	I	05	1,662,000
GRANTOR: SHEFFIELD GEORGE W ET						
GRANTEE: FLANSOUTH LLC						
1887/0503	10/31/2013	WD	Q	I	01	1,200,000
GRANTOR: SURF PROPERTIES LLC						
GRANTEE: SHEFFIELD GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W10 BAS=[YR=1995] W24 BAS=[YR=1993] W7
UST=[YR=1993] N15 W14 S15 E14$ W54 S22 CAN=[YR=1993] S5 E95
N5 W95$ E61 N22$ S22 E24 N22$ S22 E10 N22$.

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
11	0402	CONC BUMPE	0	0	0	0	73.00	UT	25.00	25.00	100	1999	1999	3	81	1,478	
12	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160	
13	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	83	498	
14	0476	VF 6 SBPL	0	0	0	0	257.00	LF	32.00	32.00	100	2013	2013	3	83	6,826	
15	0964	HALON SYST	0	0	9	4	36.00	SF	50.00	50.00	100	2000	2000	3	77	1,386	
16	0964	HALON SYST	0	0	9	4	36.00	SF	50.00	50.00	100	2000	2000	3	77	1,386	
17	0810	CONCRETE A	0	0	18	10	180.00	SF	6.50	6.50	100	1990	1990	3	57	667	
18	0681	POLE SHED	0	0	10	7	70.00	SF	15.00	15.00	100	1990	1990	3	20	210	
19	1132	REINFR 12	0	0	0	0	32.00	SF	7.40	7.40	100	1980	1980	3	72	170	
20	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2010	2010	3	76	342	

TOTAL OB/XF 13,123

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

REVIEW DATE 11/17/2021 BY KK Total Acres: 0.00 Total Land Value: 994,700 Market: 0 Agricultural: 0 Common: 994,700 PRINTED 07/30/2025 BY SYS

BLK 4 LOTS 1 THRU 6, N 10FT
LOT 7,PT TRACT A OF SOUTH
BEACH SUB PBK 3/11 & TRACT 1-A

FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0004-0016

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

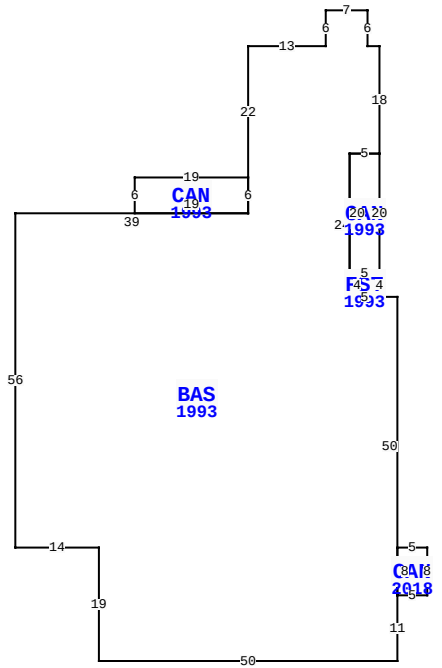
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	15	HARDTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		22 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	5,030	100	1993	5,030	353,438
CAN	100	30	1993	30	2,108
CAN	114	30	1993	34	2,389
CAN	40	30	2018	12	843
FST	20	50	1993	10	703
TOTALS	5,304			5,116	359,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	5,116	119.1442	200.76	1,027,088	1960	1982	0	0	0	65.00	35.00

3 RSTARANT 1 – 0% - 0 Heated Area: 5030 HX Base Yr



3199 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	11/17/2021	KK	LGL DATE	
XF DATE	11/17/2021	KK	LAND DATE	11/17/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,148,635
TOTAL MARKET OB/XF VALUE	99,860
TOTAL LAND VALUE - MARKET	994,700
TOTAL MARKET VALUE	2,243,195
SOH/AGL Deduction	0
ASSESSED VALUE	2,243,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,243,195
TOTAL JUST VALUE	2,243,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,315,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181320	OTHER - FIRE SYST	46,000	04/19/2018
20180362	REPAIR/RRF	33,000	01/31/2018
20180115	REMODEL - DECK	425,000	01/11/2018
20172531	REMODEL	100,000	08/15/2017
20171755	XFOB	1,850	06/07/2017
20171443	XFOB-PARKING LOT	30,000	05/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2081/0018	10/31/2016	WD	Q	I	05	1,662,000
GRANTOR: SHEFFIELD GEORGE W ET						
GRANTEE: FLANSOUTH LLC						
1887/0503	10/31/2013	WD	Q	I	01	1,200,000
GRANTOR: SURF PROPERTIES LLC						
GRANTEE: SHEFFIELD GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FST=[YR=1993] N4 CAN=[YR=1993] N20 W5 S20 E5$ W5 S4 E5$ W5 N24 E5 N18 W2 N6 W7 S6 W13 S22 CAN=[YR=1993] W19 S6 E19 N6 $ S6 W39 S56 E14 S19 E50 N11 CAN=[YR=2018] E5 N8 W5 S8$ N50$.

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
21	0812	CONCRETE C	0	0	0	0	3,376.00	SF	4.00	4.00	100	2015	2015	3	95	12,829	
22	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2017	2017	3	90	11,385	
23	1242	WD DECK A	0	0	0	0	456.00	SF	10.00	10.00	100	2018	2018	3	78	3,557	
24	0446	BOX FNC 6'	0	0	0	0	10.00	LF	20.00	20.00	100	2018	2018	3	78	156	
25	0811	CONCRETE B	0	0	0	0	626.00	SF	5.20	5.20	100	2018	2018	3	97	3,158	
26	0445	BOX FNC 5'	0	0	0	0	9.00	LF	8.10	8.10	100	2018	2018	3	78	57	
27	0142	BAR TOP A	0	0	0	0	74.00	LF	165.00	165.00	100	2018	2018	3	78	9,524	
28	0855	CONC PAVER	0	0	0	0	420.00	SF	10.00	10.00	100	2018	2018	3	97	4,074	
29	0966	FIRE SPRNK	0	0	0	0	5,030.00	SF	3.00	3.00	100	2018	2018	3	97	14,637	
30	0966	FIRE SPRNK	0	0	0	0	2,220.00	SF	3.00	3.00	100	2018	2018	3	97	6,460	

TOTAL OB/XF 65,837

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

REVIEW DATE 11/17/2021 BY KK Total Acres: 0.00 Total Land Value: 994,700 Market: 0 Agricultural: 0 Common: 994,700 PRINTED 07/30/2025 BY SYS

BLK 4 LOTS 1 THRU 6, N 10FT
LOT 7,PT TRACT A OF SOUTH
BEACH SUB PBK 3/11 & TRACT 1-A

FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0004-0016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

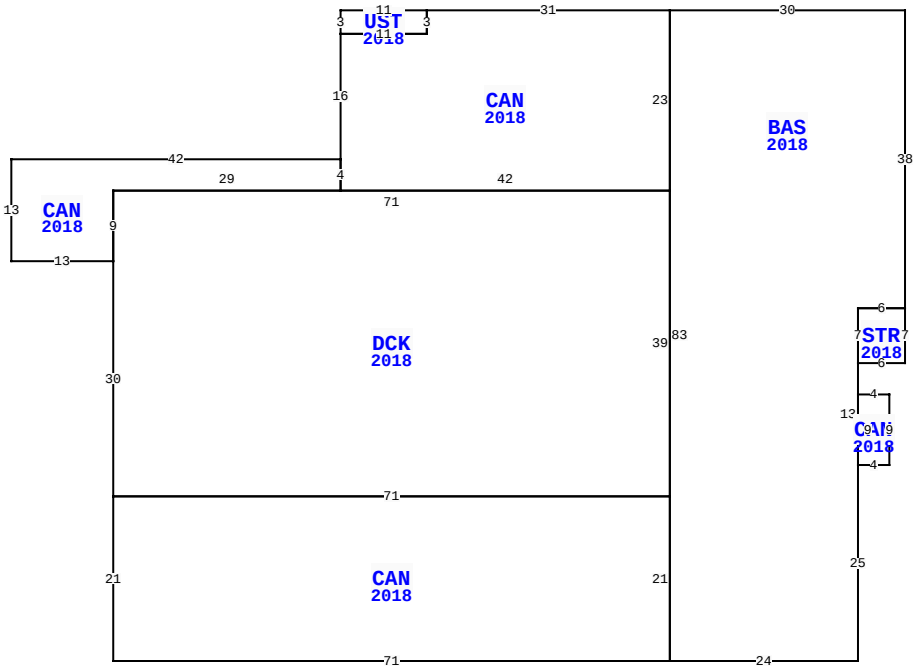
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100	2018	2,220	311,468
CAN	36	30	2018	11	1,543
CAN	285	30	2018	86	12,066
CAN	933	30	2018	280	39,284
CAN	1,491	30	2018	447	62,714
DCK	2,769	10	2018	277	38,863
STR	42	10	2018	4	562
UST	33	40	2018	13	1,824
TOTALS	7,809			3,338	468,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3301	04	3,338	122.8344	144.64	482,808	2018	2018	0	0	0	3.00	97.00

6 BARS – 0% - 0 Heated Area: 2220 HX Base Yr



BLD DATE	11/17/2021	KK	LGL DATE	
XF DATE	11/17/2021	KK	LAND DATE	11/17/2021 KK
INC DATE			AG DATE	

3199 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 4 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,148,635
TOTAL MARKET OB/XF VALUE	99,860
TOTAL LAND VALUE - MARKET	994,700
TOTAL MARKET VALUE	2,243,195
SOH/AGL Deduction	0
ASSESSED VALUE	2,243,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,243,195
TOTAL JUST VALUE	2,243,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,315,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142400	FIRE SUPPR. SYSTE	1,500	11/07/2014
20140541	REPAIR/RRF	6,000	03/20/2014
20140482	H/AC	12,000	03/12/2014
20130567	OTHER	5,500	03/21/2013
20130571	OTHER	2,500	03/21/2013
20130580	OTHER	3,300	03/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2081/0018	10/31/2016	WD	Q	I	05	1,662,000
GRANTOR: SHEFFIELD GEORGE W ET						
GRANTEE: FLANSOUTH LLC						
1887/0503	10/31/2013	WD	Q	I	01	1,200,000
GRANTOR: SURF PROPERTIES LLC						
GRANTEE: SHEFFIELD GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 CAN=[YR=2018] W31 UST=[YR=2018] W11 S3 E11 N3$ S3 W11 S16 CAN=[YR=2018] W42 S13 E13 DCK=[YR=2018] S30 CAN=[YR=2018] S21 E71 N21 W71$ E71 N39 W71 S9$ N9 E29 N4$ S4 E42 N23$ S83 E24 N25 CAN=[YR=2018] E4 N9 W4 S9$ N13 STR=[YR=2018] E6 N7 W6 S7$ N7 E6 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/17/2021 BY KK Total Acres: 0.00 Total Land Value: 994,700 Market: 0 Agricultural: 0 Common: 994,700 PRINTED 07/30/2025 BY SYS

BLK 4 LOTS 1 THRU 6, N 10FT
LOT 7,PT TRACT A OF SOUTH
BEACH SUB PBK 3/11 & TRACT 1-A

FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0004-0016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

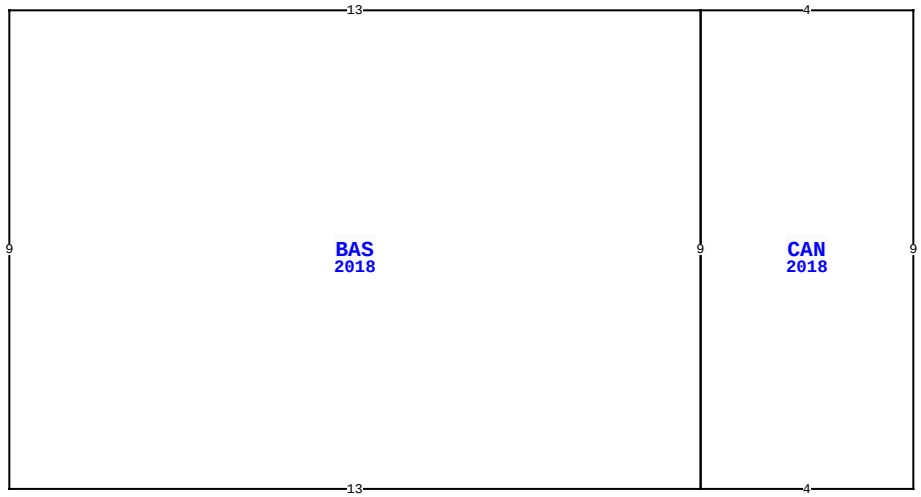
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	117	100	2018	117	1,956
CAN	36	30	2018	11	184
TOTALS	153			128	2,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	128	72.2610	18.79	2,405	2018	2018	0	0	0	11.00	89.00

7 BARNS – 0% - 0 Heated Area: 117 HX Base Yr



3199 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	11/17/2021	KK	LGL DATE		
XF DATE	11/17/2021	KK	LAND DATE	11/17/2021	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,148,635
TOTAL MARKET OB/XF VALUE	99,860
TOTAL LAND VALUE - MARKET	994,700
TOTAL MARKET VALUE	2,243,195
SOH/AGL Deduction	0
ASSESSED VALUE	2,243,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,243,195
TOTAL JUST VALUE	2,243,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,315,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102001	REPAIR/RRF	500	11/19/2010
20081384	ELEC OTHER	0	09/08/2008
20072217	OTHER	400	12/12/2007
20072206	OTHER	400	12/10/2007
20071311	ADDITION	10,000	07/16/2007
20070028	GAS	3,500	01/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/0018	10/31/2016	WD	Q	I	05	1,662,000
GRANTOR: SHEFFIELD GEORGE W ET						
GRANTEE: FLANSOUTH LLC						
1887/0503	10/31/2013	WD	Q	I	01	1,200,000
GRANTOR: SURF PROPERTIES LLC						
GRANTEE: SHEFFIELD GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2018] W4 BAS=[YR=2018] W13 S9 E13 N9$ S9 E4 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/17/2021 BY KK Total Acres: 0.00 Total Land Value: 994,700 Market: 0 Agricultural: 0 Common: 994,700 PRINTED 07/30/2025 BY SYS

BLK 4 LOTS 1 THRU 6, N 10FT
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FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0004-0016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

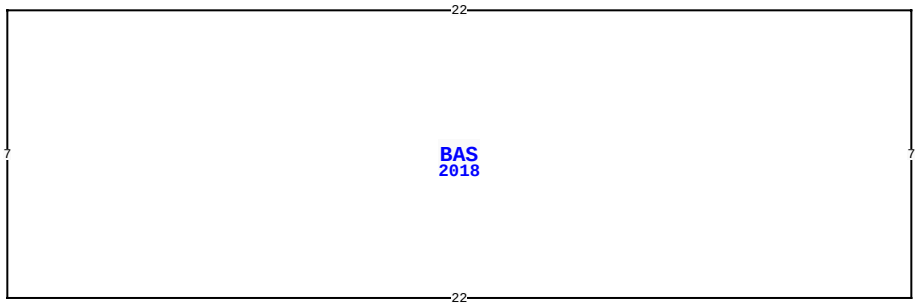
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	154	100	2018	154	27,239
TOTALS	154			154	27,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	154	111.5100	188.17	28,978	2018	2018	0	0	0	6.00	94.00

8 RSTRM BLDG – 0% - 0 Heated Area: 154 HX Base Yr



3199 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	11/17/2021	KK	LGL DATE	
XF DATE	11/17/2021	KK	LAND DATE	11/17/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 6 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,148,635
TOTAL MARKET OB/XF VALUE	99,860
TOTAL LAND VALUE - MARKET	994,700
TOTAL MARKET VALUE	2,243,195
SOH/AGL Deduction	0
ASSESSED VALUE	2,243,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,243,195
TOTAL JUST VALUE	2,243,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,315,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062757	OTHER	139	12/18/2006
20062674	XFOB	2,300	12/06/2006
20062293	SIGN	6,000	10/06/2006
B983064	REMODEL	10,000	01/26/1998
B959179	XFOB	3,000	07/07/1995
B959115	REMODEL	7,800	06/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2081/0018	10/31/2016	WD	Q	I	05	1,662,000
GRANTOR: SHEFFIELD GEORGE W ET						
GRANTEE: FLANSOUTH LLC						
1887/0503	10/31/2013	WD	Q	I	01	1,200,000
GRANTOR: SURF PROPERTIES LLC						
GRANTEE: SHEFFIELD GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 S7 E22 N7$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/17/2021 BY KK Total Acres: 0.00 Total Land Value: 994,700 Market: 0 Agricultural: 0 Common: 994,700 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

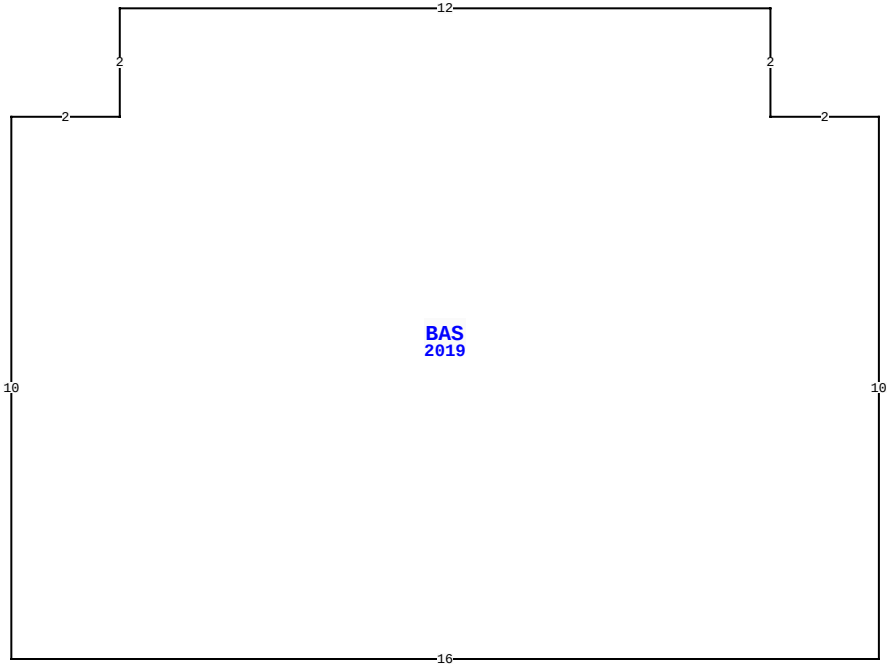
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	184	100	2019	184	3,702
TOTALS	184			184	3,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	184	85.0500	22.11	4,068	2019	2019	0	0	0	9.00	91.00

9 BARNS – 0% - 0 Heated Area: 184 HX Base Yr



BLD DATE	11/17/2021	KK	LGL DATE
XF DATE	11/17/2021	KK	LAND DATE 11/17/2021 KK
INC DATE			AG DATE

3199 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,148,635
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TOTAL MARKET VALUE	2,243,195
SOH/AGL Deduction	0
ASSESSED VALUE	2,243,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,243,195
TOTAL JUST VALUE	2,243,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,315,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6781	ADDITION	6,500	10/18/1991
5239	ADDITION	17,200	02/24/1989
5063	SWIM POOL	16,200	10/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2081/0018	10/31/2016	WD	Q	I	05	1,662,000
GRANTOR: SHEFFIELD GEORGE W ET						
GRANTEE: FLANSOUTH LLC						
1887/0503	10/31/2013	WD	Q	I	01	1,200,000
GRANTOR: SURF PROPERTIES LLC						
GRANTEE: SHEFFIELD GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W2 N2 W12 S2 W2 S10 E16 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/17/2021 BY KK Total Acres: 0.00 Total Land Value: 994,700 Market: 0 Agricultural: 0 Common: 994,700 PRINTED 07/30/2025 BY SYS