

BLK 1 E1/2 LOTS 1,2,3,4 (EX
IN OR 1994/833 (EX W37.1 FT
OF E1/2 LOTS 1,2,3,4)

THE CINNAMON BEAR GROUP INC/
107 CENTRE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0001-0011



BUILDING CHARACTERISTICS		CD	CONSTRUCTION
Exterior Wall	17	CB	STUCCO 90
Exterior Wall	20	FACE	BRICK 10
Roof Structure	10	STEEL	FRME 100
Roof Cover	12	MODULAR	MT 100
Interior Wall	05	DRYWALL	50
Interior Wall	06	CUST PANEL	50
Interior Floor	14	CARPET	80
Interior Floor	07	CORK/VTILE	20
Ceiling	03	PART.FIN.	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures	6	100	
Frame	03	MASONRY	100
Common Wall	31	100	
Story Height	14	100	
RMS	3	100	
Stories	1.	1.	100
Units	0	100	
Occupancy	00	OWNERS	00 03
DOR CODE	1100	STORES,	1 STORY
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0	200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	100	2000	192	24,598
BAS	3,540	100	2000	3,540	453,518
BAS	18	100	2012	18	2,306
BAS	18	100	2012	18	2,306
CAN	20	30	2000	6	768
PTO	85	5	2000	4	513
PTO	125	5	2000	6	768
SFB	78	80	2000	62	7,943
TOTALS	4,076			3,846	492,721

EXTRA FEATURES		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	0940	SHEDS/PORT	0	0	4	25			100.00	SF	30.00				600	
2	0940	SHEDS/PORT	0	0	4	18			72.00	SF	30.00				432	
3	0978	SECURTY LT	0	0	0	0			3.00	UT	450.00				648	
4	0097	AWNING CN	0	0	0	0			28.00	SF	65.00				728	
5	0443	STK FNC 6'	0	0	0	0			40.00	LF	10.00				180	

LAND DESCRIPTION		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	001100	C	STORE 1FLR	0		C-3	0.00	0.00	4,467.90	SF		1.00	1.00	1.00	125.00	125.00	558,488							

REVIEW DATE 05/13/2023 BY REA Total Acres: 0.00 Total Land Value: 558,488 Market: 0 Agricultural: 0 Common: 558,488 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	3,846	99.3898	166.38	639,897	2000	2000	0	0	23.00	77.00

1 RETAILSTOR - 0% - 0

Heated Area: 3830

HX Base Yr

5

17

5

1

PTO

2000

14

3

9

6

25

PTO

2000

13

16

16

13

13

AOF

2000

6

12

3

33

26

94

61

28

16

16

2012

2000

2012

BAS

2000

CAN

2012

BLD DATE	01/18/2019	KK	LGL DATE	03/27/2025	ML
	01/18/2019	KK			