BLOCK 1 LOTS 8 THRU 16 &
THE S'LY 50FT OF LOT 17
PT OR 2381/149

DOWNTOWN CRAB LLC
960194 GATEWAY BLVD #101
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0001-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.0400		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

101 ALACHUA ST, FERNANDINA BEACH

BLD DATE	05/30/2017	KK	LGL DATE	
XF DATE	10/21/2021	KK	LAND DATE	03/27/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,389
TOTAL LAND VALUE - MARKET	2,015,625
TOTAL MARKET VALUE	2,017,014
SOH/AGL Deduction	241,707
ASSESSED VALUE	1,775,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,775,307
TOTAL JUST VALUE	2,017,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,613,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230004	DEMO OF STRUCTURE	1,500	04/28/2023
3283B	XFOB	6,255	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/0149	7/31/2020	SW	Q	I	05	2,000,000
GRANTOR: AMELIA HISTORICAL DIS						
GRANTEE: DOWNTOWN CRAB LLC						
2057/0514	7/07/2016	SW	Q	I	05	1,500,000
GRANTOR: GOODSELL NASSAU LLC						
GRANTEE: AMELIA HISTORICAL D						

BUILDING NOTES

BUILDING DIMENSIONS

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	0424	CL FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	100	1985	1985	3	21	164	
2	0424	CL FNC 6'	0	0	0	0	74.00	LF	20.00	20.00	100	1970	1970	3	20	296	
3	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1985	1985	3	21	74	
4	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	55	2000	2000	3	55	165	
5	0424	CL FNC 6'	0	0	0	0	20.00	LF	20.00	20.00	100	2018	2018	3	92	368	
6	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2018	2018	3	92	322	

LAND DESCRIPTION

TOTAL OB/XF 1,389

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	001001	C	V CM/XFOBT	0	0003	C-3	0.00	0.00	26,875.00	SF		1.00	1.00	1.00	75.00	75.00	2,015,625							

REVIEW DATE 11/29/2023 BY HS Total Acres: 0.62 Total Land Value: 2,015,625 Market: 0 Agricultural: 0 Common: 2,015,625 PRINTED 07/30/2025 BY SYS