



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	42	100
Frame	03	MASONRY 100
Story Height		13 100
RMS		9 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1002.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1993	1,994	157,303
BAS	208	100	1994	208	16,409
BAS	986	100	1994	986	77,784
FOP	12	30	1993	4	316
FUS	2,371	100	1993	2,371	187,043
FUS	154	100	1994	154	12,149
FUS	208	100	1994	208	16,409
FUS	208	100	1994	208	16,409
FUS	299	100	1994	299	23,588
UST	40	40	1993	16	1,262
TOTALS	7,152			6,717	529,891

EXTRA FEATURES

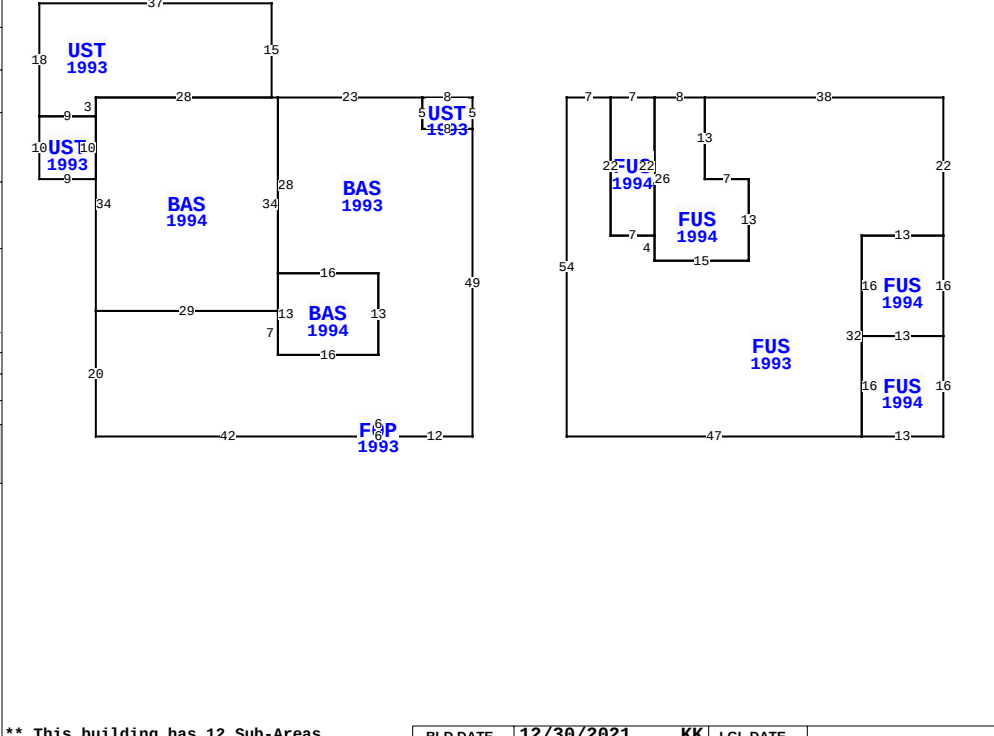
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	3,718.00	SF	2.00	2.00	100	1979	1979	3	50	3,718	
2	0810	CONCRETE A	0	0	0	28	196.00	SF	6.50	6.50	100	1979	1979	3	29	369	
3	0383	FREEZER	0	0	9	12	108.00	SF	105.00	105.00	100	1979	1979	3	20	2,268	
4	0381	COOLER	0	0	9	12	108.00	SF	82.50	82.50	100	1979	1979	3	20	1,782	
5	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	1979	1979	3	20	720	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
7	0413	DUMBWAITR	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	1979	1979	3	100	12,500	
8	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2001	2001	3	20	160	
9	0142	BAR TOP A	0	0	0	0	28.00	LF	165.00	165.00	100	1979	1979	3	20	924	
10	0142	BAR TOP A	0	0	0	0	16.00	LF	165.00	165.00	100	1979	1979	3	20	528	

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	0003	C-2	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	60.00	60.00	600,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	6,717	130.0500	262.96	1,766,302	1900	1980	0	0	0	70.00	30.00

1 RSTARANT 1 - 0% - 0 Heated Area: 6428 HX Base Yr



** This building has 12 Sub-Areas

31 N 2ND ST, FERNANDINA BEACH

BLD DATE	12/30/2021	KK	LGL DATE	
XF DATE	12/30/2021	KK	LAND DATE	12/30/2021
INC DATE			AG DATE	

TOTAL OB/XF 23,389

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		529,891	
TOTAL MARKET OB/XF VALUE		29,581	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,159,472	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,159,472	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,159,472	
TOTAL JUST VALUE		1,159,472	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,118,673	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220259	REMODEL	35,000	03/15/2022
20140578	H/AC	1,500	03/26/2014
20121256	H/AC	9,000	06/26/2012
20110964	H/AC	1,800	06/14/2011
20102217	ELEC OTHER	2,500	01/03/2011
20102174	REMODEL	5,000	12/22/2010

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2469/1198	6/09/2021	WD Q I 01	1,150,000

GRANTOR: RICHARD'S OF WAYCROSS
GRANTEE: 31 N 2ND ST LLC
0729/1119 4/15/1995 WD Q I 250,000
GRANTOR: BRACKETT CHRISTOPHER
GRANTEE: RICHARD'S OF WAYCRO

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 BAS=[YR=1993] W23 BAS=[YR=1994] W1
UST=[YR=1993] N15 W37 S18 UST=[YR=1993] S10 E9 N10 W9 \$ E9
N3 E28 \$ W28 S34 E29 N34 \$ S28 BAS=[YR=1994] S13 E16 N13 W16
\$ E16 S13 W16 N7 W29 S20 E42 FOP=[YR=1993] E6 N2 W6 S2 \$ N2
E6 S2 E12 N49 W8 N5 \$ S5 E8 N5 \$ PTR= E15 FUS=[YR=1993] E7
FUS=[YR=1994] E7 FUS=[YR=1994] E8 S13 E7 S13 W15 N26 \$ S22
W7 N22 \$ S22 E7 S4 E15 N13 W7 N13 E38 S22 FUS=[YR=1994] W13
S16 FUS=[YR=1994] S16 E13 N16 W13 \$ E13 N16 \$ W13 S32 W47
N54 \$ W15 \$.

**31 N 2ND ST LLC/
24 S 5TH ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0001-0180

[illegible]