

BLOCK 1 LOTS 31 32 27 28 & 29
IN OR 1199/1741 & PT OR 1122/6
EX 20.80' OF N 48.2' OF LOT 31

RACHRIDGE LLC
PO BOX 16569
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0001-0310



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 60
Interior Wall	05	DRYWALL 40
Interior Floo	07	CORK/VTILE 80
Interior Floo	03	CONC FINSH 20
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		22 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		10 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3300	NIGHTCLUB/BARS

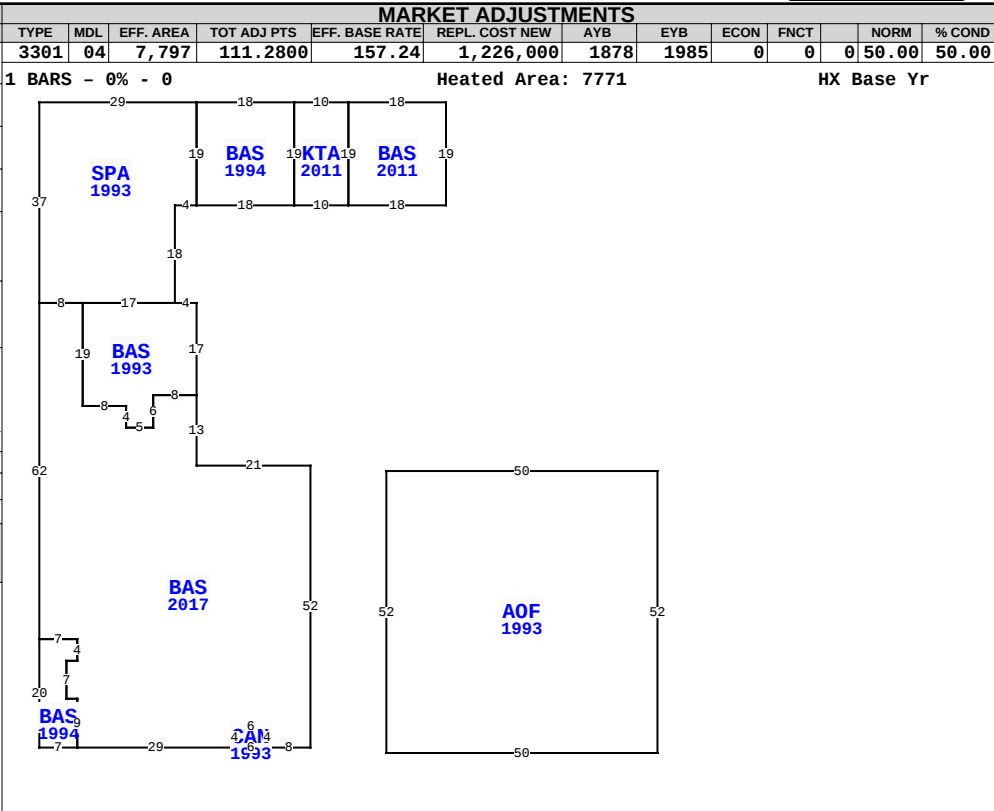
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,600	100	1993	2,600	204,412
BAS	403	100	1993	403	31,684
BAS	126	100	1994	126	9,906
BAS	342	100	1994	342	26,888
BAS	342	100	2011	342	26,888
BAS	2,917	100	2017	2,917	229,335
CAN	24	30	1993	7	551
KTA	190	110	2011	209	16,432
SPA	1,001	85	1993	851	66,906

TOTALS	7,945			7,797	613,000
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0966	FIRE SPRNK	0	0	0	0	7,993.00	SF	3.00	3.00
2	0097	AWNING CN	0	0	0	0	4.00	SF	65.00	65.00
3	0097	AWNING CN	0	0	0	0	22.00	SF	65.00	65.00
5	0381	COOLER	0	0	11	8	88.00	SF	82.50	82.50
6	0383	FREEZER	0	0	10	8	80.00	SF	105.00	105.00
7	0382	CHILLER	0	0	10	6	60.00	SF	92.50	92.50
8	0964	HALON SYST	0	0	8	4	32.00	SF	50.00	50.00
9	0142	BAR TOP A	0	0	0	0	30.00	LF	165.00	165.00
10	0442	STK FNC 5'	0	0	0	0	135.00	LF	8.10	8.10
11	0350	CARPORT WD	0	0	15	16	240.00	SF	13.00	13.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	003300	C	NIGHT CLUB	0	0003	C-3	50.00	76.00	3,922.00	SF
2	001000	C	COMMERCIAL	0	0003	C-3	75.00	100.00	7,500.00	SF



BLD DATE	07/10/2025	KW	LGL DATE	
XF DATE			LAND DATE	03/27/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF										
34,559										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	003300	C	NIGHT CLUB	0	0003	C-3	50.00	76.00	3,922.00	SF
2	001000	C	COMMERCIAL	0	0003	C-3	75.00	100.00	7,500.00	SF

TOTAL OB/XF										
34,559										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	003300	C	NIGHT CLUB	0	0003	C-3	50.00	76.00	3,922.00	SF
2	001000	C	COMMERCIAL	0	0003	C-3	75.00	100.00	7,500.00	SF

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		613,000	
TOTAL MARKET OB/XF VALUE		34,559	
TOTAL LAND VALUE - MARKET		940,250	
TOTAL MARKET VALUE		1,587,809	
SOH/AGL Deduction		258,899	
ASSESSED VALUE		1,328,910	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,328,910	
TOTAL JUST VALUE		1,587,809	
NCON VALUE		4,104	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,401,739	

THE DECANTERY (PALACE WINE & SPIRITS) : AS 7/2025K			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0085	CHANGE OF USE OF	15,000	01/28/2025
DEMC-2024-0	INTERIOR DEMOLITI	1,500	02/26/2024
BLDC-2023-0	NEW SHADE SAIL CA	2,000	01/29/2024
BLDC-2023-0	CONSTRUCTION OF 0	5,000	11/14/2023
20172219	REMODEL	1,850	07/20/2017
20172151	REMODEL	75,000	07/13/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1199/1741	1/06/2004	WD U	I	I	21
GRANTOR: CAMBRIDGE SOUTH INC					
GRANTEE: RACHRIDGE LLC					
1122/0003	3/17/2003	WD U	I	I	12
GRANTOR: JOHNSON RICHARD A					
GRANTEE: CAMBRIDGE SOUTH INC					

BUILDING NOTES										
BUILDING DIMENSIONS										
BAS=[YR=2017;LABEL=The Decanter;ORIG=-75,37] S62 E7 S4 W2 S7 E2 S9 E29 N4 E6 S4 E8 N52 W21 N13 W8 S6 W5 N4 W8 N19 W8 \$										
AOF=[YR=1993;LABEL=offices above;ORIG=-11,68] E50 S52 W50 N52 \$										
SPA=[YR=1993;ORIG=-46,0] W29 S37 E8 E17 N18 E4 N19 \$										
BAS=[YR=1993;ORIG=-46,54] N17 W4 W17 S19 E8 S4 E5 N6 E8 \$										
BAS=[YR=2011;LABEL=;ORIG=0,0] W18 S19 E18 N19 \$										
BAS=[YR=1994;LABEL=pool tables;ORIG=-28,0] W18 S19 E18 N19 \$										
KTA=[YR=2011;ORIG=-18,0] W10 S19 E10 N19 \$										
BAS=[YR=1994;LABEL=stairs;ORIG=-75,99] S20 E7 N9 W2 N7 E2 N4 W7 \$										
CAN=[YR=1993;ORIG=-39,119] E6 N4 W6 S4 \$										