

BLOCK 9 ALL OF LOTS 27 & 28
IN OR 1960/834
ESMT PT OR 2214/1119

BIMBI LLC
109 N 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0009-0270



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FINSH 70
Interior Floor	15 HARDTILE 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	14 100
Frame	02 WOOD FRAME 100
Story Height	12 100
RMS	6 100
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	1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	1993	560	81,463
BAS	483	100	2010	483	70,263
BAS	240	100	2013	240	34,913
BAS	422	100	2014	422	61,389
BAS	1,162	100	2014	1,162	169,037
STR	108	10	2013	11	1,601
UST	1,584	40	2013	634	92,229
TOTALS	4,559			3,512	510,893

EXTRA FEATURES	
L N	OB/IF CODE
1	0446 BOX FNC 6'
2	0855 CONC PAVER
3	0810 CONCRETE A
4	0855 CONC PAVER
5	0810 CONCRETE A
6	0446 BOX FNC 6'
7	0445 BOX FNC 5'
8	0976 DECORATIVE
9	0446 BOX FNC 6'
10	0463 FENCE GATE

109 N 3RD ST, FERNANDINA BEACH

BLD DATE 12/28/2021
XF DATE
INC DATE

KK

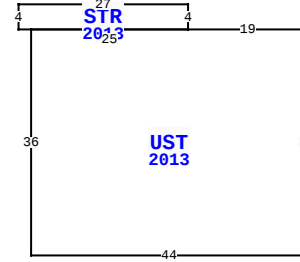
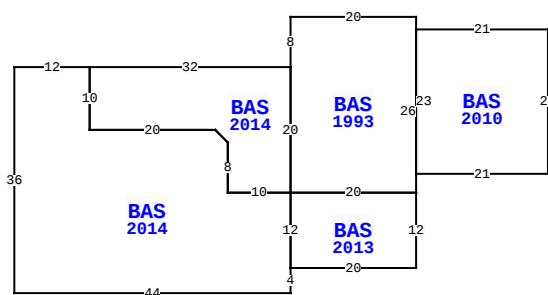
LGL DATE
LAND DATE
AG DATE

03/27/2025

DC

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2101	04	3,512	109.2830	184.14	646,700	1987	2001	0	0	0 21.00	79.00
1 RSTARANT 1 - 0% - 0											
Heated Area: 2867											
HX Base Yr											



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	510,893
TOTAL MARKET OB/XF VALUE	10,486
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	771,299
SOH/AGL Deduction	246,663
ASSESSED VALUE	524,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	524,636
TOTAL JUST VALUE	771,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	739,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170486	REMODEL	1,500	02/22/2017
20140507	REMODEL	600	03/14/2014
20131357	H/AC	19,800	06/14/2013
20130552	REMODEL	5,500	03/19/2013
20130502	REMODEL	9,700	03/12/2013
20130410	ADDITION	186,000	03/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1960/0834	1/30/2015	WD	U	I	30
GRANTOR: TIZZANO ANTONINO & KA					
GRANTEE: BIMBI LLC					
1342/1587	8/17/2005	WD	Q	I	
GRANTOR: DOWN UNDER MARINA RES					
GRANTEE: TIZZANO ANTONINO					

