BLOCK 10 LOT 2
CITY OF FDNA BEACH

JCJ TRUST LLC/
PO BOX 2266
WAYCROSS, GA 31502

2025

00-00-31-1800-0010-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	17	CB STUCCO 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 50
Interior Floo	12	HARDWOOD 50
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	QUALITY Level 04
Occupancy	00	100

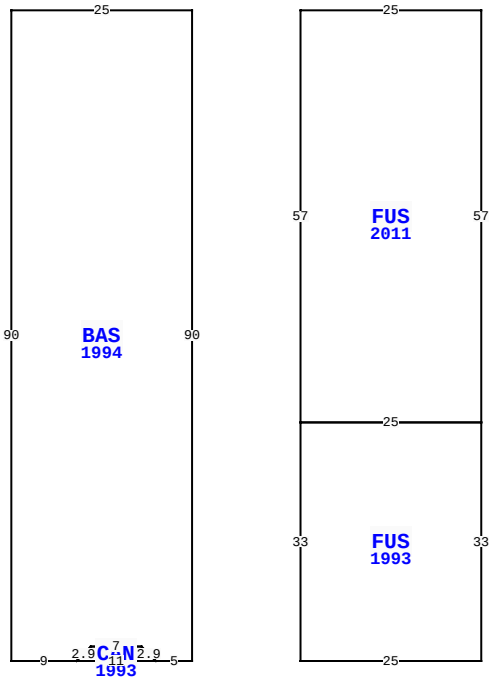
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	1994	2,232	554,177
CAN	18	30	1993	5	1,242
FUS	825	100	1993	825	204,837
FUS	1,425	100	2011	1,425	353,809
TOTALS	4,500			4,487	1,114,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1101	04	4,487	114.0931	190.99	856,972	1878	2000	0	0	130	23.00	130.00

1 RETAILSTOR – 0% - 0 Heated Area: 4482 HX Base Yr



FC IN 2025 FOR BUILDING REMODELED: K
10 N 2ND ST, FERNANDINA BEACH

BLD DATE	11/08/2024	KWX	LGL DATE		
XF DATE	11/08/2024	KWX	LAND DATE	03/27/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,114,064
TOTAL MARKET OB/XF VALUE	9,383
TOTAL LAND VALUE - MARKET	292,969
TOTAL MARKET VALUE	1,416,416
SOH/AGL Deduction	104,847
ASSESSED VALUE	1,311,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,311,569
TOTAL JUST VALUE	1,416,416
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,192,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2024-0	COMMERCIAL RENOVA	1,900,322	07/29/2024
DEMC-2024-0	SELECTIVE DEMOLIT	60,000	04/26/2024
20200003	DEMO - INTERIOR	4,000	03/12/2020
20111407	REMODEL	2,000	08/17/2011
20111241	SIGN	38	07/26/2011
20101705	XFOB	2,800	09/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/0516	4/13/2021	SW	Q	I	01	1,100,000
GRANTOR: 10 N 2ND STREET LLC						
GRANTEE: JCJ TRUST LLC						
2321/1544	11/27/2019	WD	Q	I	01	1,050,000
GRANTOR: KAVANAUGH ELWIN CLINC						
GRANTEE: 10 N 2ND STREET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W25 S90 E9 U2R2 E7 D2R2 E5 N90 $
FUS=[YR=2011;ORIG=40,57] N57 W25 S57 E25 $
FUS=[YR=1993;ORIG=15,90] E25 N33 W25 S33 $
CAN=[YR=1993;ORIG=-16,90] E11 U2L2 W7 D2L2 $
.

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	0855	CONC PAVER	0	0	0	0	621.00	SF	10.00	10.00	100	2010	2010	3	90	5,589	
2	0462	ST/AL FNC	0	0	45	5	225.00	SF	10.00	10.00	100	2010	2010	3	56	1,260	
3	0381	COOLER	0	0	8	6	48.00	SF	82.50	82.50	100	2010	2010	3	64	2,534	

LAND DESCRIPTION

TOTAL OB/XF 9,383

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	003300	C	NIGHT CLUB	0	0003	C-3	25.00	125.00	3,125.00	SF		1.00	1.00	0.75	125.00	93.75	292,969							

REVIEW DATE 07/11/2025 BY KW Total Acres: 0.00 Total Land Value: 292,969 Market: 0 Agricultural: 0 Common: 292,969 PRINTED 07/30/2025 BY SYS