

BLOCK 10 LOTS 3 & 4
(EX THE NORTH 9 FT)
IN OR 2484/486

JCJ TRUST LLC
P O BOX 2266
WAYCROSS, GA 31502

2025

00-00-31-1800-0010-0030



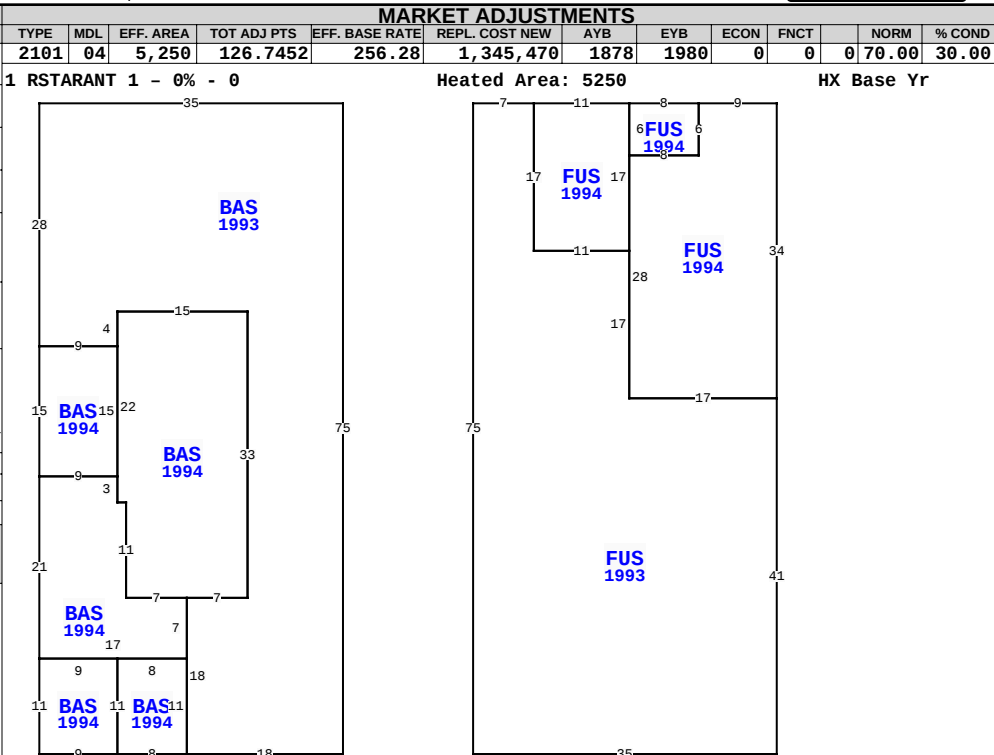
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		50 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		8 100
Stories	2.	2. 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	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	1993	1,563	120,170
BAS	88	100	1994	88	6,766
BAS	99	100	1994	99	7,612
BAS	135	100	1994	135	10,379
BAS	256	100	1994	256	19,682
BAS	484	100	1994	484	37,212
FUS	1,860	100	1993	1,860	143,004
FUS	48	100	1994	48	3,690
FUS	187	100	1994	187	14,377
FUS	530	100	1994	530	40,748
TOTALS	5,250			5,250	403,641

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0446	BOX FNC 6'	0	0	0	0	128.00	LF	20.00
2	0825	BRICK	0	0	0	0	1,084.00	SF	12.50
7	0143	BAR TOP G	0	0	0	0	56.00	LF	315.00
9	0142	BAR TOP A	0	0	0	0	12.00	LF	165.00
10	0446	BOX FNC 6'	0	0	0	0	121.00	LF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002100	C	RESTAURANT	0	0003	C-3	0.00	0.00	4,250.00



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

BLD DATE	11/08/2024	KWX	LGL DATE
XF DATE	11/08/2024	KWX	LAND DATE
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		403,641	
TOTAL MARKET OB/XF VALUE		18,790	
TOTAL LAND VALUE - MARKET		255,000	
TOTAL MARKET VALUE		677,431	
SOH/AGL Deduction		0	
ASSESSED VALUE		677,431	
TOTAL EXEMPTION VALUE		HI 0	
BASE TAXABLE VALUE		677,431	
TOTAL JUST VALUE		677,431	
NCON VALUE		0	
INCOME VALUE		1,096,793	
PREVIOUS YEAR MKT VALUE		647,616	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2024-0	COMMERCIAL RENOVA		07/29/2024
DEMC-2024-0	SELECTIVE DEMOLIT	60,000	04/26/2024
20130729	GAS	200	04/08/2013
20120940	INSTL 400 AMP PNL	4,500	05/25/2012
20101397	H/AC	5,500	08/20/2010
20011334	OTHER	6,500	06/08/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2484/0486	7/26/2021	WD	Q	I	05
GRANTOR: P & T REAL ESTATE HOL					
GRANTEE: JCJ TRUST LLC					
2203/1156	6/12/2018	QC	U	I	11
GRANTOR: P & T REAL ESTATE HOL					
GRANTEE: P & T REAL ESTATE H					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W35 S28 BAS=[YR=1994] S15 BAS=[YR=1994] S21 BAS=[YR=1994] S11 E9 BAS=[YR=1994] E8 N11W8 S11 \$ N11 W9 \$ E17 N7 BAS=[YR=1994] E7 N33 W15 S22 E1 S11 E7\$ W7 N11 W1 N3 W9 \$ E9 N15 W9 \$ E9 N4 E15 S33 W7 S18 E18 N75 \$ PTR= E15 FUS=[YR=1993] E7 FUS=[YR=1994] E11 FUS=[YR=1994] E8 FUS=[YR=1994] E9 S34 W17 N28 E8 N6\$ S6 W8 N6 \$ S17 W11 N17 \$ S17 E11 S17 E17 S41 W35 N75 \$ W15 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002100	C	RESTAURANT	0	0003	C-3	0.00	0.00	4,250.00