



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	17	CB STUCCO 100					2101	04	5,737	93.5512	157.63	904,323	1942	1990	0	0	0	43.00	57.00	VALUATION BY									
Roof Structur	04	WOOD TRUSS 100					1 RSTARANT 1 - 0% - 0													Heated Area: 5548									
Roof Cover	04	BUILT-UP 100																		HX Base Yr									
Interior Wall	05	DRYWALL 100																											
Interior Floo	03	CONC FINSH 50																											
Interior Floo	12	HARDWOOD 50																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	25	100																											
Frame	03	MASONRY 100																											
Story Height		10 100																											
RMS		11 100																											
Stories	2.	2. 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	2100	RESTAURANTS/CAFE																											
MAP NUM		MKT AREA			01																								
NEIGHBORHOOD/LOC	1005.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	360	15	2011	54	4,852																								
BAS	1,090	100	1993	1,090	97,936																								
BAS	1,400	100	1994	1,400	125,789																								
BAS	260	100	2012	260	23,361																								
BAS	298	100	2012	298	26,775																								
CAN	210	30	2009	63	5,661																								
FUS	1,897	100	1993	1,897	170,444																								
FUS	190	100	2011	190	17,072																								
FUS	192	100	2011	192	17,251																								
FUS	221	100	2011	221	19,857																								
TOTALS	6,478			5,737	515,464																								
EXTRA FEATURES						25 N 3RD ST, FERNANDINA BEACH																							
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	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00		400.00	100	2001	2001	3	20	80												
2	0383	FREEZER	0	0	10	7	70.00	SF	105.00		105.00	100	2005	2005	3	54	3,969												
3	1129	STONE 8"	0	0	32	2	64.00	SF	15.75		15.75	100	2009	2009	3	97	978												
4	1076	TRELLIS A	0	0	6	2	12.00	SF	7.50		7.50	100	2011	2011	3	60	54												
5	0810	CONCRETE A	0	0	0	0	493.00	SF	6.50		6.50	100	2005	2005	3	84	2,692												
6	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00		140.00	100	2005	2005	3	22	31												
7	0462	ST/AL FNC	0	0	14	2	28.00	SF	10.00		10.00	100	2005	2005	3	36	101												
8	0350	CARPORT WD	0	0	0	0	556.00	SF	13.00		13.00	100	2021	2021	3	90	6,505												
9	1076	TRELLIS A	0	0	6	4	24.00	SF	7.50		7.50	100	2021	2021	3	93	167												
10	1076	TRELLIS A	0	0	6	4	24.00	SF	7.50		7.50	100	2021	2021	3	93	167												
LAND DESCRIPTION						TOTAL OB/XF												14,744											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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-3	0.00	0.00	12,500.00	SF		1.00	1.00	1.00	65.00	65.00	812,500												

REVIEW DATE	05/20/2022	BY	KK	Total Acres: 0.00	Total Land Value: 812,500	Market: 0	Agricultural: 0	Common: 812,500	PRINTED 07/30/2025 BY SYS
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