BLOCK 10 LOT 25
IN OR 1947/1480
CITY OF FDNA BEACH

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

2025

00-00-31-1800-0010-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	07	CORK/VTILE 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

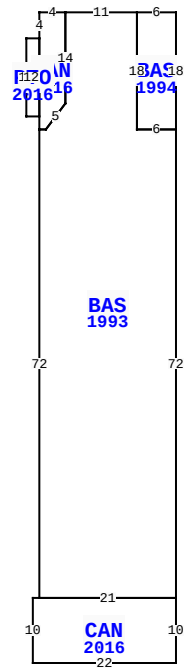
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1993	1,716	225,893
BAS	108	100	1994	108	14,217
CAN	66	30	2016	20	2,633
CAN	220	30	2016	66	8,688
PTO	24	5	2016	1	132
TOTALS	2,134			1,911	251,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	1,911	101.4584	170.96	326,705	1935	2000	0	0	0	23.00	77.00

1 RSTARANT 1 – 0% - 0 Heated Area: 1824 HX Base Yr



BLD DATE	12/30/2021	KK	LGL DATE
XF DATE	12/30/2021	KK	LAND DATE 03/27/2025 MLU
INC DATE			AG DATE

11 N 3RD ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	251,563
TOTAL MARKET OB/XF VALUE	1,947
TOTAL LAND VALUE - MARKET	162,500
TOTAL MARKET VALUE	416,010
SOH/AGL Deduction	107,813
ASSESSED VALUE	308,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,197
TOTAL JUST VALUE	416,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161106	INSTALL SIGN	320	04/21/2016
20152309	RESTBUILD	140,000	10/06/2015
20122059	SIGN	75	10/05/2012
20121701	ELEC OTHER	450	08/16/2012
20101818	SIGN	75	10/21/2010
20091051	SIGN	100	08/10/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/1480	11/14/2014	WD	Q	I	01	275,000
GRANTOR: DESIGNS ON INC						
GRANTEE: BIMBI LLC						
1947/1474	11/12/2014	WD	U	I	11	100
GRANTOR: SAX SUSAN R						
GRANTEE: DESIGNS ON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W6 BAS=[YR=1993] W11 CAN=[YR=2016] W4 S4 PTO=[YR=2016] W2 S12 E2 N12$ S14 E1 U4 R3 N14$ S14 D4 L3 W1 S72 CAN=[YR=2016] W1 S10 E22 N10 W21$ E21 N72 W6 N18$ S18 E6 N18$.

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	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1992	1992	3	29	131	
2	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	100	2016	2016	3	95	296	
3	0964	HALON SYST	0	0	8	4	32.00	SF	50.00	50.00	100	2016	2016	3	95	1,520	

LAND DESCRIPTION

TOTAL OB/XF 1,947

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	002100	C	RESTAURANT	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	65.00	65.00	162,500							

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/30/2025 BY SYS