

THREE STAR SALOON LLC
2270 WEST HELEN CIRCLE
BARTOW, FL 33830

00-00-31-1800-0010-0290

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	19	COMMON BRK 80				1101	04	1,375	125.3070	209.76	288,420	1900	1980		0		0	50.00	50.00	VALUATION BY				STANDARD											
Exterior Wall	15	CONC BLOCK 20				1 RETAILSTOR - 0% - 0										Heated Area: 1375										HX Base Yr									
RooF Structur	09	RIDGE FRME 100				SFB 1993 BAS 1993																				Tax Group: 2				Tax Dist:					
RooF Cover	04	BUILT-UP 100																								BUILDING MARKET VALUE				144,210					
Interior Wall	06	CUST PANEL 100																								TOTAL MARKET OB/XF VALUE				3,059					
Interior Floo	14	CARPET 100																								TOTAL LAND VALUE - MARKET				312,500					
Ceiling	01	FIN.SUSPD 100																								TOTAL MARKET VALUE				459,769					
Air Condition	04	ROOF TOP 100																								SOH/AGL Deduction				100,319					
Heating Type	04	AIR DUCTED 100																								ASSESSED VALUE				359,450					
Fixtures																										TOTAL EXEMPTION VALUE				0					
Frame	03	MASONRY 100																								BASE TAXABLE VALUE				359,450					
Story Height		13 100																								TOTAL JUST VALUE				459,769					
RMS		1 100														NCON VALUE				0															
Stories	1.	1. 100														INCOME VALUE																			
Units		0 100														PREVIOUS YEAR MKT VALUE				326,773															
BUD8 Adjustme	02	DIST FB 100																																	
Occupancy	00	NONE 100																																	
Quality	03	Quality Level 03																																	
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	1,175	100	1993	1,175	123,234																														
SFB	250	80	1993	200	20,976																														
TOTALS	1,425			1,375	144,210																														
EXTRA FEATURES						213 CENTRE ST, FERNANDINA BEACH										BLD DATE 08/21/2020				KK		LGL DATE													
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	XF DATE 08/21/2020				KK		LAND DATE				03/27/2025 MLU								
1	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	2010	2010	3	56	182		INC DATE						AG DATE											
2	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2013	2013	3	68	309																			
3	1128	BRICK 12"	0	0	5	6	30.00	SF	14.00	14.00	100	1960	1960	3	36.6	154																			
4	1123	CB 8"	0	0	0	0	306.00	SF	6.15	6.15	100	2020	2020	3	98	1,844																			
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570																			
LAND DESCRIPTION						TOTAL OB/XF										3,059																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	001100	C	STORE 1FLR	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	125.00	125.00	312,500																		
REVIEW DATE	08/21/2020		BY	KK	Total Acres: 0.00		Total Land Value: 312,500		Market: 0		Agricultural: 0		Common: 312,500		PRINTED 07/30/2025 BY SYS																				