BLOCK 13 LOTS 4 & 5
IN OR 1840/1105
ESMT OR 1125/1360

FLORIDA HOUSE INN OF FERNANDINA BEACH LLC/
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0013-0040

BUILDING CHARACTERISTICS

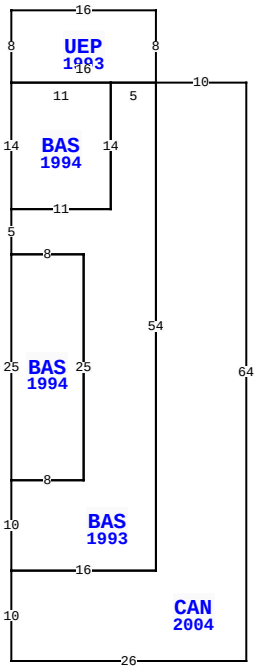
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 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	3300	NIGHTCLUB/BARS
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	510	100	1993	510	63,475
BAS	154	100	1994	154	19,167
BAS	200	100	1994	200	24,892
CAN	800	30	2004	240	29,870
UEP	128	60	1993	77	9,583
TOTALS	1,792			1,181	146,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3301	04	1,181	128.8980	151.78	179,252	1900	2003	0	0	0	18.00	82.00

1 BARS – 0% - 0 Heated Area: 864 HX Base Yr



14 S 3RD ST, FERNANDINA BEACH

BLD DATE	07/20/2020	KK	LGL DATE	
XF DATE	07/20/2020	KK	LAND DATE	03/27/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	146,987
TOTAL MARKET OB/XF VALUE	17,388
TOTAL LAND VALUE - MARKET	406,250
TOTAL MARKET VALUE	570,625
SOH/AGL Deduction	105,427
ASSESSED VALUE	465,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	465,198
TOTAL JUST VALUE	570,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190068	XFOB - CANOPY/STA	7,000	11/06/2019
20131699	GAS	200	07/19/2013
20130451	REMODEL	350	03/05/2013
20061462	XFOB	100	06/28/2006
20041197	OTHER	1,000	06/29/2004
20041183	REMODEL	7,000	06/28/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1840/1105	2/15/2013	QC	U	I	11	112,500
GRANTOR: NASSAU TRUST LLC						
GRANTEE: FLORIDA HOUSE INN O						
1805/1777	7/31/2012	WD	U	I	40	535,000
GRANTOR: MADERA PROPERTIES LLC						
GRANTEE: NASSAU TRUST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2004] W10 UEP=[YR=1993] N8 W16 S8 E16 $
BAS=[YR=1993] W5 BAS=[YR=1994] W11 S14 E11 N14 $ S14 W11 S5
BAS=[YR=1994] S25 E8 N25 W8 $ E8 S25 W8 S10 E16 N54 $ S54
W16 S10 E26 N64 $.

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	0142	BAR TOP A	0	0	0	0	38.00	LF	165.00	165.00	100	2004	2004	3	21	1,317	
2	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2006	2006	3	24	115	
3	0855	CONC PAVER	0	0	0	0	1,020.00	SF	10.00	10.00	100	2004	2004	3	83	8,466	
4	1241	WD DECK G	0	0	5	47	235.00	UT	11.50	11.50	100	2004	2004	3	32	865	
5	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	2004	2004	3	21	50	
6	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	2004	2004	3	21	19	
7	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	
8	0446	BOX FNC 6'	0	0	0	0	115.00	LF	20.00	20.00	100	2006	2006	3	24	552	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	66	198	
10	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2013	2013	3	55	594	

TOTAL OB/XF 12,656

LAND DESCRIPTION

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	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	65.00	65.00	406,250							

REVIEW DATE 07/20/2020 BY KK Total Acres: 0.14 Total Land Value: 406,250 Market: 0 Agricultural: 0 Common: 406,250 PRINTED 07/30/2025 BY SYS

BLOCK 13 LOTS 4 & 5
IN OR 1840/1105
ESMT OR 1125/1360

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	1005.00		

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TOTALS					

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TOTAL JUST VALUE	570,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041185	OTHER	1,000	06/28/2004
20040279	H/AC	5,000	02/18/2004
20040214	NEW CONSTR	3,000	02/09/2004
20033805	REMODEL	12,000	09/11/2003
5638	DEMOLITION	0	10/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: NASSAU TRUST LLC						
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BLD DATE	07/20/2020	KK	LGL DATE		
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	1242	WD DECK A	0	0	0	0	155.00	SF	10.00	10.00	100	2020	2020	3	86	1,333	
12	0350	CARPORT WD	0	0	19	16	304.00	SF	13.00	13.00	100	2020	2020	3	86	3,399	

LAND DESCRIPTION

TOTAL OB/XF 4,732

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

REVIEW DATE 07/20/2020 BY KK Total Acres: 0.14 Total Land Value: 406,250 Market: 0 Agricultural: 0 Common: 406,250 PRINTED 07/30/2025 BY SYS