BLOCK 13 N 15 FT OF W 40 FT OF
E 65 FT OF LOT 26 & E 15 FT
OF LOT 29 & ALL LOT 28

1303 SR 200 LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0013-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

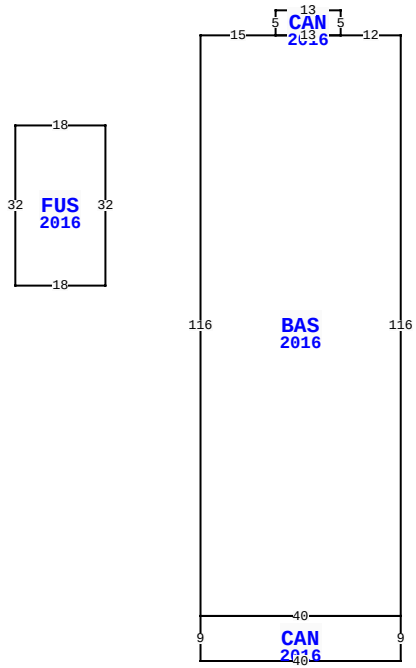
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	11	CLAY TILE 60
Interior Floo	03	CONC FINSH 40
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		30 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		7 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	4,640	100	2016	4,640	1,195,758
CAN	65	30	2016	20	5,154
CAN	360	30	2016	108	27,832
FUS	576	100	2016	576	148,439
TOTALS	5,641			5,344	1,377,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	5,344	134.1609	271.27	1,449,667	2016	2016	0	0	0	5.00	95.00

2 RSTARANT 1 – 0% - 0 Heated Area: 5216 HX Base Yr



318 CENTRE ST, FERNANDINA BEACH

BLD DATE	02/27/2025 KW	LGL DATE	
XF DATE	02/27/2025 KW	LAND DATE	03/27/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,377,184
TOTAL MARKET OB/XF VALUE	21,368
TOTAL LAND VALUE - MARKET	575,000
TOTAL MARKET VALUE	1,973,552
SOH/AGL Deduction	787,084
ASSESSED VALUE	1,186,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,186,468
TOTAL JUST VALUE	1,973,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,647,272

AMELIA TAVERN

2 COOLERS & FREEZER DISASSEMBLED & REMOVED PER MA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200002	REMODEL	25,000	02/03/2020
20160966	INSTALL WALL SIGN	2,422	04/08/2016
20150561	CERTIFICATE OF CO	0	03/31/2016
20160353	FIRE SUPPRESSION	1,000	02/10/2016
20151925	H/AC	119,695	08/20/2015
20151918	AMELIA TAVERN	300,000	08/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1899/0304	1/24/2014	QC	U	I	11	100
GRANTOR: LASSERRE CURTISS H						
GRANTEE: 1303 SR 200 LLC						
1899/0302	1/24/2014	WD	Q	I	02	739,000
GRANTOR: NASSAU BEACH VENTURES						
GRANTEE: 1303 SR 200 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=2,-8] W12 W13 W15 S116 E40 N116 $
FUS=[YR=2016;ORIG=-75,10] E18 S32 W18 N32 $
CAN=[YR=2016;ORIG=2,108] W40 S9 E40 N9 $
CAN=[YR=2016;ORIG=-23,-8] E13 N5 W13 S5 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0446	BOX FNC 6'	0	0	0	0	67.00	LF	20.00	20.00	100	2016	2016	3	70	938	
2	0097	AWNING CN	0	0	0	0	18.00	SF	65.00	65.00	100	2016	2016	3	78	913	
3	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2016	2016	3	89	401	
4	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2016	2016	3	95	99	
5	0825	BRICK	0	0	0	0	74.00	SF	12.50	12.50	100	2006	2006	3	96	888	
6	0964	HALON SYST	0	0	17	3	51.00	SF	50.00	50.00	100	2016	2016	3	95	2,423	
7	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2016	2016	3	70	840	
8	0966	FIRE SPRNK	0	0	0	0	5,216.00	SF	3.00	3.00	100	2016	2016	3	95	14,866	

LAND DESCRIPTION

TOTAL OB/XF 21,368

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	40.00	115.00	4,600.00	SF		1.00	1.00	1.00	125.00	125.00	575,000							

REVIEW DATE 02/27/2025 BY KW Total Acres: 0.00 Total Land Value: 575,000 Market: 0 Agricultural: 0 Common: 575,000 PRINTED 07/30/2025 BY SYS