BLOCK 25 LOTS N1/2 OF 14 & 15
CITY OF FDNA BEACH

THE PATIO AT 5TH AND ASH LLC
416 ASH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0025-0141

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	35	. 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	QWERTYCCE 100
Occupancy	00	06

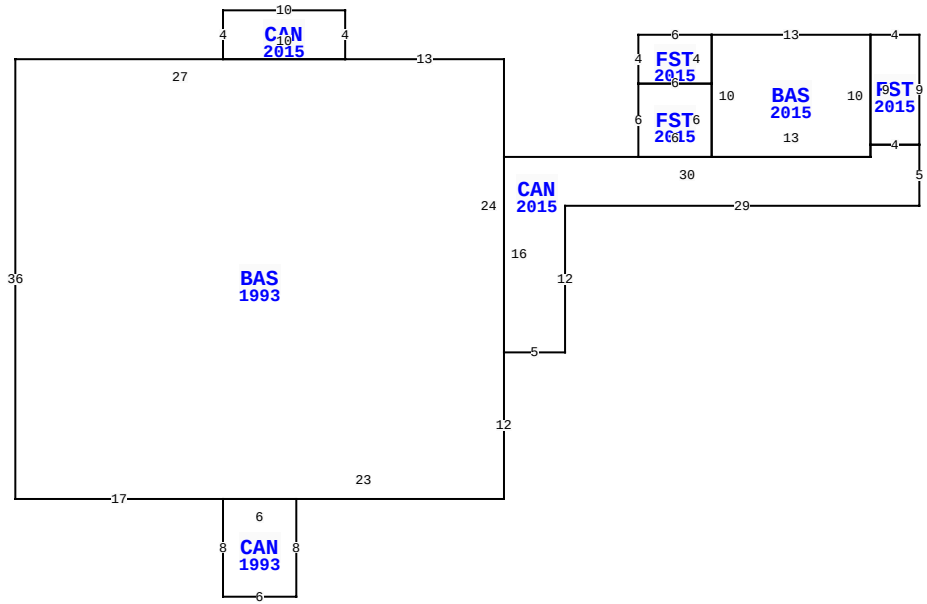
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	688,510
BAS	130	100	2015	130	62,157
CAN	48	30	1993	14	6,694
CAN	40	30	2015	12	5,737
CAN	200	30	2015	60	28,689
FST	24	50	2015	12	5,737
FST	36	50	2015	18	8,607
FST	36	50	2015	18	8,607
TOTALS	1,954			1,704	814,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2101	04	1,704	193.0345	325.26	554,243	1983	2005	0	0	147	16.00	147.00

1 RSTARANT 1 – 0% - 2023 Heated Area: 1570 HX Base Yr



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

416 ASH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	814,737
TOTAL MARKET OB/XF VALUE	17,524
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	1,107,261
SOH/AGL Deduction	0
ASSESSED VALUE	1,107,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,107,261
TOTAL JUST VALUE	1,107,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,076,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190113	REMODEL	10,250	12/27/2019
20151412	CO ISSUED	0	01/07/2016
20152015	REMODEL	4,500	08/31/2015
20151412	REMODEL	175,000	06/18/2015
20150113	DEMOLITION	5,000	01/20/2015
20062780	H/AC	5,000	12/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/1613	8/11/2022	WD	Q	I	01	1,395,000
GRANTOR: AMY S PETROY LLC						
GRANTEE: THE PATIO AT 5TH AN						
1929/1186	7/25/2014	WD	Q	I	02	260,000
GRANTOR: HOVEY DARYLL & KELLY						
GRANTEE: AMY S PETROY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 CAN=[YR=2015] N4 W10 S4 E10$ W27 S36 E17 CAN=[YR=1993] S8 E6 N8 W6$ E23 N12 CAN=[YR=2015] E5 N12 E29 N5 FST=[YR=2015] N9 W4 BAS=[YR=2015] W13 FST=[YR=2015] W6 S4 FST=[YR=2015] S6 E6 N6 W6$ E6 N4$ S10 E13 N10$ S9 E4$ W4 S1 W30 S16$ N24$.

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	0812	CONCRETE C	0	0	0	0	1,212.00	SF	4.00	4.00	100	1983	1983	3	38	1,842	
2	0810	CONCRETE A	0	0	0	0	464.00	SF	6.50	6.50	100	2015	2015	3	95	2,865	
3	0820	WOOD WALK	0	0	30	5	150.00	SF	11.75	11.75	100	2015	2015	3	47	828	
4	0462	ST/AL FNC	0	0	0	0	584.00	SF	10.00	10.00	100	2015	2015	3	75	4,380	
5	0855	CONC PAVER	0	0	0	0	478.00	SF	10.00	10.00	100	2015	2015	3	95	4,541	
6	0964	HALON SYST	0	0	6	2	12.00	SF	50.00	50.00	100	2015	2015	3	95	570	
7	0382	CHILLER	0	0	6	6	36.00	SF	92.50	92.50	100	2015	2015	3	75	2,498	

LAND DESCRIPTION

TOTAL OB/XF 17,524

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	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	55.00	55.00	275,000							

REVIEW DATE 07/27/2020 BY KK Total Acres: 0.11 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS