

BLOCK 29 N1/2 OF LOT 6 &
N1/2 OF W1/2 OF LOT 7
CITY OF FDNA BEACH

MAISON REVE LLC
736 WHITE IBIS WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0029-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	8	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	1700	OFFICE BUILDINGS

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	2,491	100	1993	2,491	553,639
CAN	55	30	1993	16	3,556
CAN	166	30	1993	50	11,113
TOTALS	2,712			2,557	568,308

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0825	BRICK	0	0	5	4	20.00	SF	12.50	12.50	
2	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	
3	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0003	C-3	50.00	75.00	3,750.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1702	04	2,557	104.4769	264.59	676,557	1972	2005	0	0	16.00	84.00
1 SUP OFFICE - 0% - 0 Heated Area: 2491 HX Base Yr											
26 S 5TH ST, FERNANDINA BEACH											
BLD DATE	01/07/2022	KK	LGL DATE	03/27/2025	MLU						
XF DATE	01/07/2022	KK	LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
890											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		568,308	
TOTAL MARKET OB/XF VALUE		890	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		794,198	
SOH/AGL Deduction		0	
ASSESSED VALUE		794,198	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		794,198	
TOTAL JUST VALUE		794,198	
NCON VALUE		0	
INCOME VALUE		384,195	
PREVIOUS YEAR MKT VALUE		765,084	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171748	H/AC	18,000	06/07/2017
20170525	REMODEL	80,000	03/31/2017
20163299	REPAIR/RRF	9,000	12/02/2016
20150019	OTHER	1,500	01/06/2015
20110332	H/AC	4,000	03/08/2011
7468	ADDITION	76,000	12/18/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2517/1772	12/01/2021	WD	Q	I	01
GRANTOR: ANDREE STUDIOS INC					
GRANTEE: MAISON REVE LLC					
2080/1987	10/27/2016	WD	Q	I	02
GRANTOR: PENLAND S PERRY JR &					
GRANTEE: ANDREE STUDIOS INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W31 S51 W4 S14 E4 CAN=[YR=1993] S6 E23 N10 W7 S4 W16\$ E16 N4 E7 S8 E16 N52 W3 CAN=[YR=1993] N11 W5 S11 E5\$ W5 N17\$.											