BLOCK 46 LOT 3
CITY OF FDNA BEACH

JAY PROPERTIES OF AMELIA LLC/
PO BOX 15848
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0046-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY 100

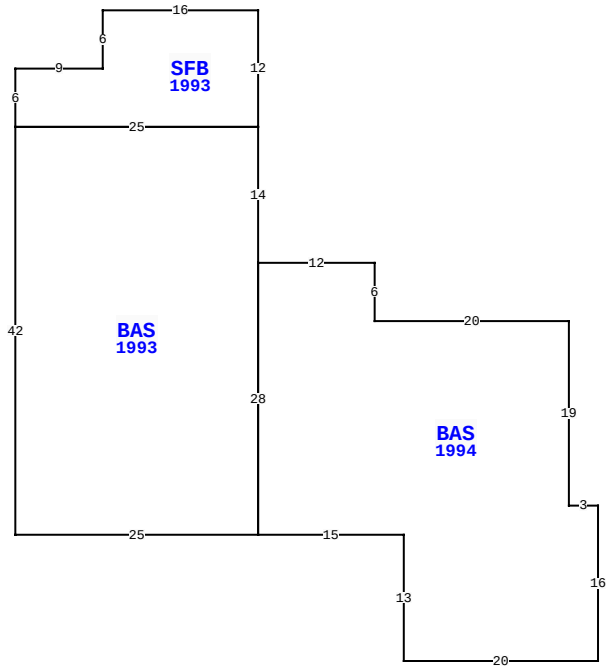
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	40,654
BAS	1,045	100	1994	1,045	40,460
SFB	246	80	1993	197	7,627
TOTALS	2,341			2,292	88,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	2,292	104.4435	175.99	403,369	1934	1975	0	0	0	78.00	22.00

1 RSTARANT 1 – 0% - 2024 Heated Area: 2292 HX Base Yr



120 S 8TH ST, FERNANDINA BEACH

BLD DATE	10/08/2021	KK	LGL DATE	
XF DATE	10/08/2021	KK	LAND DATE	03/27/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	88,741
TOTAL MARKET OB/XF VALUE	8,934
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	547,675
SOH/AGL Deduction	0
ASSESSED VALUE	547,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	547,675
TOTAL JUST VALUE	547,675
NCON VALUE	0
INCOME VALUE	2,116,783
PREVIOUS YEAR MKT VALUE	554,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0	PROJECTING SIGN -		02/13/2023
20210059	ROOF	0	02/09/2021
20200079	MECH OTHER	6,000	09/18/2020
20190060	REMODEL-EXTERIOR	56,000	08/14/2019
20110818	MECH OTHER	23,000	05/26/2011
20110819	MECH OTHER	1,500	05/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/1024	1/10/2023	WD	Q	I	01	650,000
GRANTOR: 4TEAAMELIA LLC						
GRANTEE: JAY PROPERTIES OF A						
2530/0713	1/06/2022	WD	U	I	30	200,000
GRANTOR: BLB AMELIA LLC						
GRANTEE: 4TEAAMELIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W16 S6 W9 S6 BAS=[YR=1993] S42
E25N28BAS=[YR=1994] S28E15S13E20
N16W3N19W20N6W12$N14W25$E25N12 $.

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	1,875.00	SF	4.00	4.00	100	1960	1960	3	20	1,500	
2	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50	100	2001	2001	3	79	390	
3	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2006	2006	3	89	45	
4	0811	CONCRETE B	0	0	0	0	567.00	SF	5.20	5.20	100	2005	2005	3	84	2,477	
5	0098	AWNING MTL	0	0	0	0	118.00	SF	13.00	13.00	100	2006	2006	3	24	368	
6	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,897.50	1,897.50	100	2008	2008	3	72	2,732	
7	0446	BOX FNC 6'	0	0	0	0	80.00	LF	20.00	20.00	100	2008	2008	3	31	496	
8	0964	HALON SYST	0	0	6	2	12.00	SF	50.00	50.00	100	2011	2011	3	91	546	
9	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2011	2011	3	45	180	
10	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2011	2011	3	100	200	

TOTAL OB/XF 8,934

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	002100	C	RESTAURANT	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	45.00	45.00	450,000							

REVIEW DATE 10/08/2021 BY KK Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS