

NASSAU TRUST LLC
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

00-00-31-1800-0046-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		05	AVERAGE 100		2102	04	7,470	87.5140	164.96	1,232,251	1900	1992	0	0	72.00	28.00	VALUATION BY		STANDARD										
Roof Structur		04	WOOD TRUSS 100		1 RSTARANT 2 - 0% - 0												Heated Area: 7058												
Roof Cover		03	COMP SHNL 100		USP 1993												FUS 1994												
Interior Wall		05	DRYWALL 70		BAS 1993												FUS 1993												
Interior Wall		03	PLASTER 30		CAN 1993												FUS 1994												
Interior Floo		09	PINE WOOD 90		UST 2014												CAN 1993												
Interior Floo		11	CLAY TILE 10		CAN 1993												FUS 1994												
Ceiling		02	F.NOT SUS 100		SIP 2014												CAN 1993												
Air Condition		03	CENTRAL 100		CAN 1993												FUS 1994												
Heating Type		04	AIR DUCTED 100		CAN 1993												FUS 1994												
Fixtures		21	100		CAN 1993												FUS 1994												
Frame		02	WOOD FRAME 100		CAN 1993												FUS 1994												
Story Height		11	100		CAN 1993												FUS 1994												
RMS		13	100		CAN 1993												FUS 1994												
Stories		2.	2. 100		CAN 1993												FUS 1994												
Units		0	100		CAN 1993												FUS 1994												
BUD8 Adjustme		02	DIST FB 100		CAN 1993												FUS 1994												
Occupancy		00	NONE 100		CAN 1993												FUS 1994												
Quality		03	Quality Level 03		CAN 1993												FUS 1994												
DOR CODE		2100	RESTAURANTS/CAFE		CAN 1993												FUS 1994												
MAP NUM			MKT AREA		CAN 1993												FUS 1994												
NEIGHBORHOOD/LOC		1005.00			CAN 1993												FUS 1994												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS		5,882	100	1993	5,882	271,683																							
CAN		396	30	1993	119	5,496																							
CAN		396	30	1993	119	5,496																							
CAN		422	30	1993	127	5,866																							
DCK		20	10	2014	2	92																							
FUS		1,006	100	1993	1,006	46,466																							
FUS		66	100	1994	66	3,048																							
FUS		104	100	1994	104	4,804																							
STP		45	10	2014	4	185																							
STR		12	10	2014	1	46																							
TOTALS		8,465			7,470	345,030																							
EXTRA FEATURES																													
L N		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		0443	STK FNC 6'	0	0	0	29.00	LF	10.00	10.00	100	1990	1990	3	20	58													
2		0810	CONCRETE A	0	0	10	130.00	SF	6.50	6.50	100	1993	1993	3	64	541													
3		1241	WD DECK G	0	0	3	66.00	UT	11.50	11.50	100	1993	1993	3	20	152													
4		0810	CONCRETE A	0	0	0	474.00	SF	6.50	6.50	100	1990	1990	3	57	1,756													
5		0811	CONCRETE B	0	0	23	437.00	SF	5.20	5.20	100	2005	2005	3	84	1,909													
6		0810	CONCRETE A	0	0	16	48.00	SF	6.50	6.50	100	1980	1980	3	30	94													
7		1242	WD DECK A	0	0	27	135.00	SF	10.00	10.00	100	1998	1998	3	20	270													
8		1242	WD DECK A	0	0	9	45.00	SF	10.00	10.00	100	1998	1998	3	20	90													
9		0646	LWN SPRK H	0	0	0	10.00	UT	2.00	2.00	100	1998	1998	3	20	4													
10		0648	LIGHTS-AV	0	0	0	8.00	UT	140.00	140.00	100	1993	1993	3	20	224													
LAND DESCRIPTION														TOTAL OB/XF 5,098															
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	45.00	45.00	450,000											
2		002100	C	RESTAURANT	0	0006	C-3	130.00	100.00	13,000.00	SF		1.00	1.00	1.00	45.00	45.00	585,000											

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[illegible]

BLK 46 LOTS 4,5 & PT OF LOT 6
IN OR 1892/1458 BEING
PARCELS "1", "3" & "5"

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2025

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	2	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	480	100	1993	480	24,847
BAS	48	100	2014	48	2,485
STR	18	10	2014	2	104
STR	20	10	2014	2	104
UOP	80	20	2014	16	828
UOP	96	20	2014	19	984

TOTALS	742			567	29,351
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
21	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00
22	0825	BRICK	0	0	0	0	1,180.00	SF	12.50
23	1123	CB 8"	0	0	0	0	357.00	SF	6.15
24	1241	WD DECK G	0	0	0	0	161.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	567	74.2140	103.53	58,702	1900	1970	0	0	0	50.00	50.00	
3 RETAILSTOR - 0% - 0													
Heated Area: 528													
HX Base Yr													

BLD DATE	11/09/2022	HS	LGL DATE	
XF DATE	12/16/2021	KK	LAND DATE	03/27/2025
INC DATE			AG DATE	DC

809 BEECH ST, FERNANDINA BEACH													
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TOTAL OB/XF													
16,813													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 4
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		574,777	
TOTAL MARKET OB/XF VALUE		25,803	
TOTAL LAND VALUE - MARKET		1,035,000	
TOTAL MARKET VALUE		1,635,580	
SOH/AGL Deduction		523,924	
ASSESSED VALUE		1,111,656	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,111,656	
TOTAL JUST VALUE		1,635,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,663,324	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150705	1ST FLOOR RENOVAT	53,685	04/02/2015
20141772	OLIVE AMELA	3,075	08/12/2014
20141449	THE SHOPPES	1,500	07/02/2014
20140729	HOUSEMVING	23,000	04/14/2014
20140319	H/AC	5,000	02/14/2014
20140087	REMODEL	2,499	01/14/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1892/1458	12/03/2013	WD	U	I	12	475,000	
GRANTOR: CBC NATIONAL BANK							
GRANTEE: NASSAU TRUST LLC							
1835/0837	1/09/2013	WD	U	I	12	582,800	
GRANTOR: RIDISON-SOUTH INC							
GRANTEE: CBC NATIONAL BANK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
STR=[YR=2014] W5 S4 UOP=[YR=2014] W5 BAS=[YR=2014] W6 S8 BAS=[YR=1993] S30 UOP=[YR=2014] S6 E10 STR=[YR=2014] S3 E6 N3 W6\$ E6 N6 W16\$ E16 N30 W16\$ E6 N8\$ S8 E10 N8 W5\$ E5 N4\$.									

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