BLOCK 47 LOTS 4 & 3
CITY OF FDNA BEACH

MARLIN & BARREL DISTILLERY LLC/
232 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0047-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	11	BOWSTRTRUS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Plumbing		10 100
Frame	03	MASONRY 100
Common Wall		15 100
Story Height		13 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
Occupancy	00	100

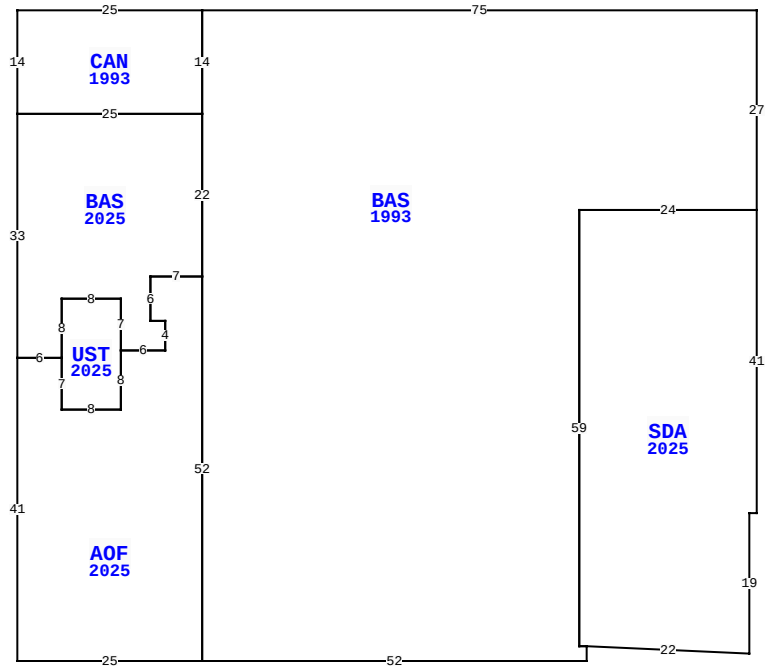
DOR CODE	4500	CANNERIES/BOTTLERS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,042	185	2025	1,928	91,983
BAS	5,138	100	1993	5,138	245,129
BAS	688	100	2025	688	32,824
CAN	350	30	1993	105	5,010
SDA	1,409	185	2025	2,607	124,377
UST	120	50	2025	60	2,863
TOTALS	8,747			10,526	502,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	10,526	97.6151	83.70	881,026	1946	1990	0	0	0	43.00	57.00

1 SERV SHOP – 0% - 0 Heated Area: 6868 HX Base Yr



230 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/26/2024	KW	LGL DATE		
XF DATE	11/26/2024	KW	LAND DATE	04/15/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	502,185
TOTAL MARKET OB/XF VALUE	11,202
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	1,413,387
SOH/AGL Deduction	554,908
ASSESSED VALUE	858,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	858,479
TOTAL JUST VALUE	1,413,387
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,263,663

ALSO SEE (ATTACHED) BLDG ON PRCL 0047-0050 @ 811 C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0	Adding sign to fr	0	12/27/2023
20230013	NEW CABINETS/ 2 R	65,000	03/10/2023
20200081	REMODEL	8,000	10/02/2020
20200034	NEW CONSTR	5,000	04/22/2020
20091509	H/AC	3,800	11/04/2009
20091370	H/AC	10,000	10/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2282/0305	6/14/2019	WD	Q	I	05	864,000
GRANTOR: ROSARIO OF AMELIA LLC						
GRANTEE: MARLIN & BARREL DIS						
1625/0049	6/12/2009	WD	Q	I	05	650,000
GRANTOR: REYNOLDS ETHEL G ETAL						
GRANTEE: ROSARIO OF AMELIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;LABEL=barrel room;ORIG=0,0] W75 S14 S22 S52 E52 N2 W1 N59 E24 N27 $
SDA=[YR=2025;LABEL=retail store;ORIG=-24,86] E1 D1R22 N19 E1 N41 W24 S59 $
AOF=[YR=2025;LABEL=barserving area;ORIG=-75,36] W7 S6 E2 S4 W6 S8 W8 N7 W6 S41 E25 N52 $
BAS=[YR=2025;LABEL=storage-wk area;ORIG=-100,47] N33 E25 S22 W7 S6 E2 S4 W6 N7 W8 S8 W6 $
CAN=[YR=1993;ORIG=-75,0] W25 S14 E25 N14 $
UST=[YR=2025;LABEL=cooler;ORIG=-94,39] E8 S7 S8 W8 N7 N8 $
.

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	100	13	1,300.00	SF	4.00	4.00	100	1970	1970	3	20	1,040	
2	0811	CONCRETE B	0	0	0	0	1,488.00	SF	5.20	5.20	100	1980	1980	3	30	2,321	
5	1089	HYDRL RAMP	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	1984	1984	3	50	2,750	
6	0351	CARPORT MT	0	0	76	20	1,520.00	SF	10.00	10.00	100	1960	1960	3	20	3,040	
7	0425	CL FNC 8'	0	0	0	0	78.00	LF	10.65	10.65	100	1990	1990	3	26	216	
8	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1990	1990	3	26	182	
9	0424	CL FNC 6'	0	0	0	0	99.00	LF	20.00	20.00	100	1990	1990	3	26	515	
10	0424	CL FNC 6'	0	0	0	0	99.00	LF	23.00	23.00	100	1990	1990	3	26	592	
11	0810	CONCRETE A	0	0	21	20	420.00	SF	6.50	6.50	100	1970	1970	3	20	546	

TOTAL OB/XF 11,202

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	004500	C	BOTTLER	0	0003	MU-8	0.00	0.00	20,000.00	SF		1.00	1.00	1.00	45.00	45.00	900,000							

REVIEW DATE 11/26/2024 BY KW Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 07/30/2025 BY SYS