BLOCK 53 LOTS 8 & N25 FT OF 7
CITY OF FDNA BEACH

342 WEST MAIN STREET LLC
PO BOX 545
ELLIJAY, GA 30540

**2025**

**00-00-31-1800-0053-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 60 |
| Exterior Wall | 17 | CB STUCCO 40 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 10 | TERRAZZO 90 |
| Interior Floo | 14 | CARPET 10 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 35 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 13 100 |
| RMS | | 16 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

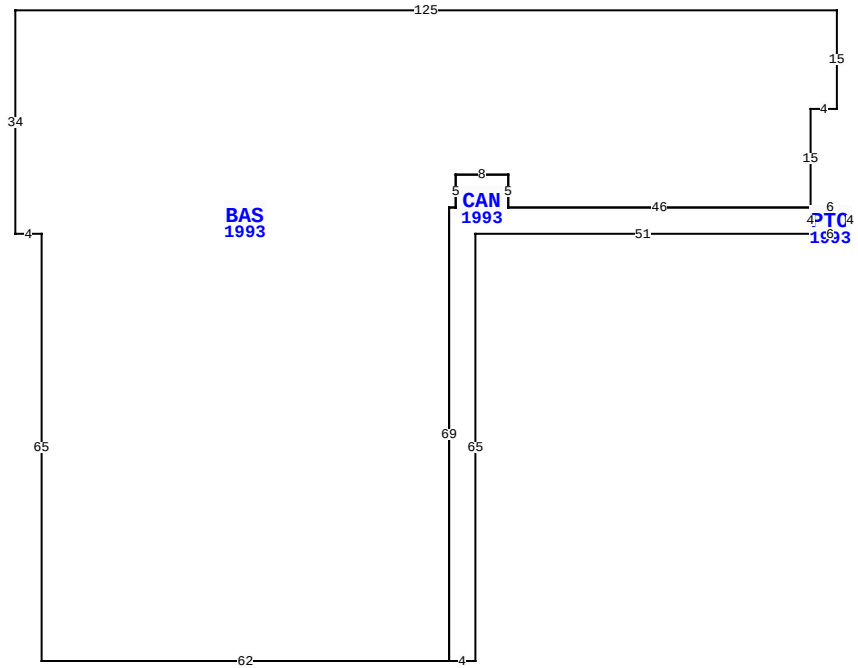
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 7,944 | 100 | 1993 | 7,944 | 735,055 |
| CAN | 520 | 30 | 1993 | 156 | 14,434 |
| PTO | 24 | 5 | 1993 | 1 | 92 |
| TOTALS | 8,488 | | | 8,101 | 749,582 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1602 | 04 | 8,101 | 113.2996 | 118.40 | 959,158 | 1960 | 2005 | 0 | 0 | 0 | 21.85 | 78.15 |

1 NBHD SHOP – 0% - 2023 Heated Area: 7944 HX Base Yr




1008 ATLANTIC AV, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/11/2018 | KK | LGL DATE | |
| XF DATE | 07/11/2018 | KK | LAND DATE | 04/15/2025 DC |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 1,049,743 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,312,179 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,312,179 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,312,179 |
| TOTAL JUST VALUE | 1,312,179 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,312,179 |
| PREVIOUS YEAR MKT VALUE | 1,312,179 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20181300 | REMODEL | 9,700 | 04/18/2018 |
| 20131704 | GAS | 200 | 07/09/2013 |
| 20130198 | H/AC | 5,000 | 01/30/2013 |
| 20052121 | GAS | 1,000 | 07/01/2005 |
| 20051963 | MECH OTHER | 2,000 | 06/09/2005 |
| 20051962 | XFOB | 9,000 | 06/09/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2557/0130 | 4/15/2022 | WD | Q | I | 01 | 1,500,000 |
| GRANTOR: ATLANTICAVE LLC | | | | | | |
| GRANTEE: 342 WEST MAIN STREE | | | | | | |
| 1206/1424 | 2/06/2004 | WD | Q | I | | 450,000 |
| GRANTOR: TREVETT CONSTRUCTION | | | | | | |
| GRANTEE: ATLANICAVE LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W125 S34 E4 S65 E62 CAN=[YR=1993] E4 N65 E51 PTO=[YR=1993] E6 N4 W6 S4$ N4 W46 N5 W8 S5 W1 S69$ N69 E1 N5 E8 S5 E46 N15 E4 N15$.

## 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 | 0803 | ASPHALT C | 0 | 0 | 57 | 65 | 4,674.00 | SF | 2.00 | 2.00 | 100 | 1998 | 1998 | 3 | 50 | 4,674 | |
| 2 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 1.00 | UT | 450.00 | 450.00 | 100 | 2005 | 2005 | 3 | 64 | 288 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 532.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 84 | 2,905 | |
| 4 | 0446 | BOX FNC 6' | 0 | 0 | 37 | 0 | 37.00 | LF | 40.00 | 40.00 | 100 | 2005 | 2005 | 3 | 22 | 326 | |
| 5 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2005 | 2005 | 3 | 22 | 88 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,281

| 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 | 001610 | C | SH CTR NHD | 0 | 0003 | C-3 | 100.00 | 125.00 | 12,500.00 | SF | | 1.00 | 1.00 | 1.00 | 30.00 | 30.00 | 375,000 | | | | | | | |

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.29 Total Land Value: 262,436 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS