

JAY PROPERTIES OF AMELIA LLC
320 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0129-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
ELEMENT	CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 2																																																	
Exterior Wall	17	CB	STUCCO 90	3301	04	1,793	108.3758	127.61	228,805	1950	1995	0	0	15	32.00	53.00	VALUATION BY				STANDARD																																										
Exterior Wall	15	CONC	BLOCK 10	1 BARS - 0% - 2023										Heated Area: 1264										HX Base Yr																																							
Roof Structure	01	FLAT	100																					Tax Group: 2										Tax Dist:																													
Roof Cover	04	BUILT-UP	100																															BUILDING MARKET VALUE										121,267																			
Interior Wall	05	DRYWALL	100																															TOTAL MARKET OB/XF VALUE										10,894																			
Interior Floor	14	CARPET	60																															TOTAL LAND VALUE - MARKET										450,000																			
Interior Floor	13	LVT/LAMNT	40																															TOTAL MARKET VALUE										582,161																			
Ceiling	01	FIN.SUSPD	100																															SOH/AGL Deduction										0																			
Air Condition	04	ROOF TOP	100																															ASSESSED VALUE										582,161																			
Heating Type	04	AIR DUCTED	100																															TOTAL EXEMPTION VALUE										0																			
Fixtures	5	100																																BASE TAXABLE VALUE										582,161																			
Frame	03	MASONRY	100																															TOTAL JUST VALUE										582,161																			
Story Height	14	100																						NCON VALUE										0																													
RMS	2	100																						INCOME VALUE																																							
Stories Units	1.	1. 100	0 100																					PREVIOUS YEAR MKT VALUE										540,330																													
BUD8 Adjustme	02	DIST FB	100																																																												
Occupancy	00	NONE	100																																																												
Quality	03	Quality Level	03																																																												
DOR CODE	3300	NIGHTCLUB/BARS																																																													
MAP NUM		MKT AREA	01																																																												
NEIGHBORHOOD/LOC	1095.00																																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																										
BAS	840	100	1993	840	56,812																																																										
BAS	160	100	2009	160	10,822																																																										
BRA	204	110	2009	224	15,150																																																										
CAN	508	30	2009	152	10,280																																																										
CAN	733	30	2016	220	14,879																																																										
FST	262	50	2009	131	8,860																																																										
KTA	60	110	2009	66	4,464																																																										
TOTALS	2,767			1,793	121,267																																																										
EXTRA FEATURES				320 S 8TH ST, FERNANDINA BEACH										BLD DATE 11/30/2021										KK										LGL DATE										04/15/2025										DC									
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	0812	CONCRETE C	0	0	0	0	3,031.00	SF	4.00	4.00	100	1960	1960	3	20	2,425																																															
2	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160																																															
3	0810	CONCRETE A	0	0	0	0	174.00	SF	6.50	6.50	100	1960	1960	3	20	226																																															
4	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2008	2008	3	88	360																																															
5	0462	ST/AL FNC	0	0	0	0	366.00	SF	10.00	10.00	100	2009	2009	3	52	1,903																																															
6	0097	AWNING CN	0	0	0	0	33.00	SF	65.00	65.00	100	2009	2009	3	52	1,115																																															
7	1126	CB/STC 8"	0	0	0	0	42.00	SF	8.00	8.00	100	2009	2009	3	89	299																																															
8	0978	SECURTY LT	0	0	0	0	4.00	UT	337.50	337.50	100	2011	2011	3	78	1,053																																															
9	0855	CONC PAVER	0	0	15	12	180.00	SF	10.00	10.00	100	2016	2016	3	95	1,710																																															
10	0443	STK FNC 6'	0	0	0	0	30.00	LF	10.00	10.00	100	2017	2017	3	74	222																																															
LAND DESCRIPTION				TOTAL OB/XF										9,473																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																							
1	003300	C	NIGHT CLUB	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	45.00	45.00	450,000																																														

REVIEW DATE	11/30/2021	BY	KK	Total Acres: 0.00	Total Land Value: 450,000	Market: 0	Agricultural: 0	Common: 450,000	PRINTED 07/30/2025 BY SYS
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