BLOCK 142 LOT 1
IN OR 1451/1243
CITY OF FDNA BEACH

AS YOU LIKE IT OWNERSHIP LLC/
95032 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

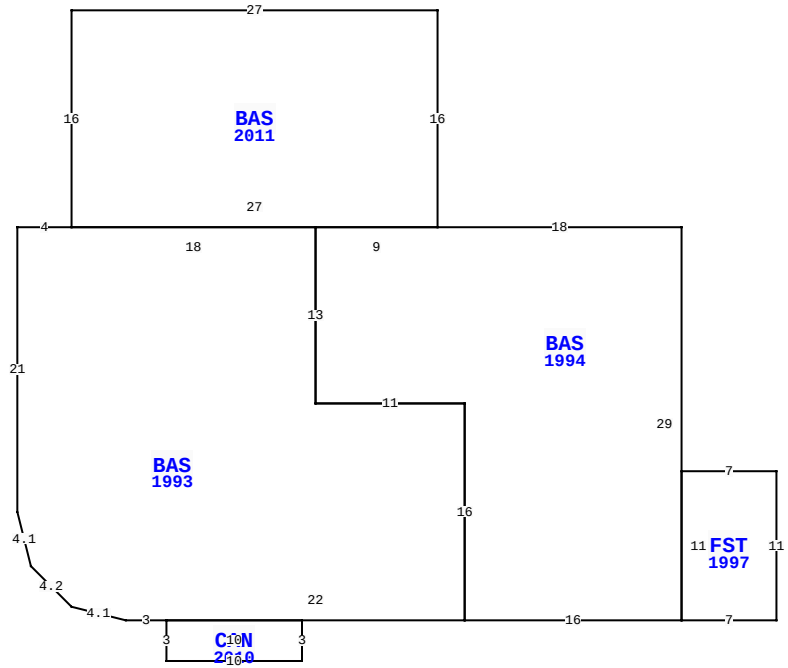
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	799	100	1993	799	91,227
BAS	607	100	1994	607	69,305
BAS	432	100	2011	432	49,324
CAN	30	30	2010	9	1,028
FST	77	50	1997	38	4,339
TOTALS	1,945			1,885	215,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	1,885	118.8810	200.31	377,584	1956	1990	0	0	0	43.00	57.00

1 RSTARANT 1 – 0% - 0 Heated Area: 1838 HX Base Yr



510 S 8TH ST, FERNANDINA BEACH

BLD DATE	07/11/2025	KWA	LGL DATE	
XF DATE	07/11/2025	KWA	LAND DATE	04/15/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	215,223
TOTAL MARKET OB/XF VALUE	11,450
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	576,673
SOH/AGL Deduction	282,185
ASSESSED VALUE	294,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,488
TOTAL JUST VALUE	576,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,269

DBA: DRUNKEN NOODLE - AS OF 7/2025KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2025-0	INSTALL FREESTAND	0	05/21/2025
20220092	ROOF	0	05/10/2022
20200053	XFOB-FENDE ENCLOS	0	05/08/2020
20181495	XFOB-AWNINGS	11,680	05/03/2018
20161524	INSTALL CIRCUIT	400	05/01/2016
20150379	SIGN	2,954	02/20/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1243	10/11/2006	WD	Q	I		255,000
GRANTOR: BUCHETTE INVESTMENTS						
GRANTEE: AS YOU LIKE IT OWNE						
1232/0302	5/20/2004	WD	Q	I		150,000
GRANTOR: CAMBRIDGE SOUTH INC						
GRANTEE: BUCHETTE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W18 BAS=[YR=2011] N16 W27 S16 BAS=[YR=1993] W4 S21 D4 R1 D3 R3 D1 R4 E3 CAN=[YR=2010] S3 E10 N3 W10$ E22 N16 W11 N13 W18$ E27$ W9 S13 E11 S16 E16 FST=[YR=1997] E7 N11 W7 S11$ N29$.

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	0	0	5,933.00	SF	2.00	2.00	100	1990	1990	3	50	5,933	
2	0811	CONCRETE B	0	0	0	0	837.00	SF	5.20	5.20	100	1956	1956	3	20	870	
3	0381	COOLER	0	0	10	7	70.00	SF	82.50	82.50	100	1981	1981	3	20	1,155	
4	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1980	1980	3	20	180	
5	0443	STK FNC 6'	0	0	0	0	22.00	LF	10.00	10.00	100	2015	2015	3	65	143	
6	0443	STK FNC 6'	0	0	0	0	81.00	LF	10.00	10.00	100	2010	2010	3	40	324	
7	0098	AWNING MTL	0	0	15	2	30.00	SF	13.00	13.00	100	2010	2010	3	40	156	
8	0098	AWNING MTL	0	0	19	2	38.00	SF	13.00	13.00	100	2010	2010	3	40	198	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	
10	1126	CB/STC 8"	0	0	0	0	40.00	SF	8.00	8.00	100	2010	2010	3	90	288	

TOTAL OB/XF 9,475

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	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	35.00	35.00	350,000							

REVIEW DATE 07/11/2025 BY KW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS

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NEIGHBORHOOD/LOC	1095.00		

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TOTALS					

MARKET ADJUSTMENTS

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TOTAL JUST VALUE	576,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150382	SIGN	0	02/20/2015
20150320	FIRE SPRNK	1,000	02/11/2015
20130302	MECH OTHER	2,000	02/13/2013
20101832	REMODEL	700	10/25/2010
20101829	REMODEL	300	10/22/2010
20100836	ELEC OTHER	1,000	05/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BUCHETTE INVESTMENTS						
GRANTEE: AS YOU LIKE IT OWNE						
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GRANTOR: CAMBRIDGE SOUTH INC						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2005	2005	3	88	198	
12	0976	DECORATIVE	0	0	0	0	8.00	UT	125.00	125.00	100	2010	2010	3	76	760	
13	0446	BOX FNC 6'	0	0	0	0	26.00	LF	20.00	20.00	100	2020	2020	3	86	447	
14	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 1,975

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

REVIEW DATE 07/11/2025 BY KW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS