BLOCK 196 LOT 4
CITY OF FDNA BEACH

PERSONAL THYME HOLDINGS LLC/
1601 NECTARINE STREET UNIT B8
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0196-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	05	Quality Level 05

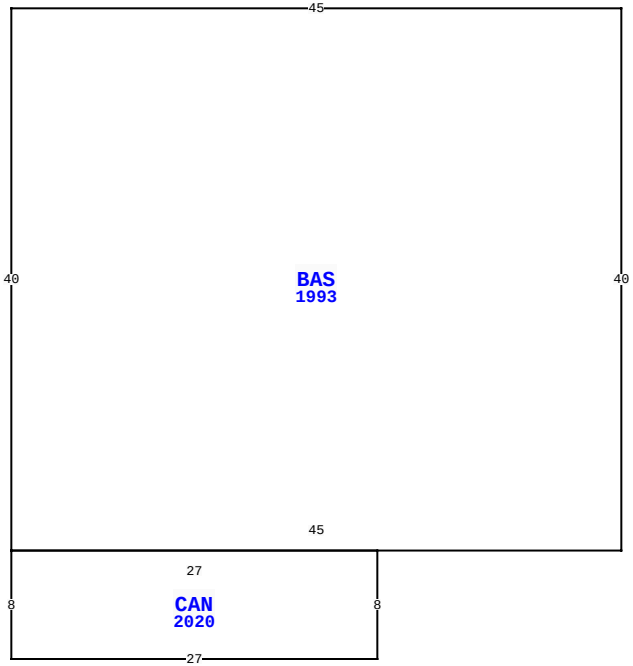
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1993	1,800	391,367
CAN	216	30	2020	65	14,133
TOTALS	2,016			1,865	405,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2101	04	1,865	117.3060	197.66	368,636	1991	2005	0	0	110	16.00	110.00

1 RSTARANT 1 – 0% - 2025 Heated Area: 1800 HX Base Yr



1421 S 10TH ST, FERNANDINA BEACH

BLD DATE	03/17/2025	KWA	LGL DATE	
XF DATE	03/17/2025	KWA	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	405,500
TOTAL MARKET OB/XF VALUE	5,212
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	530,712
SOH/AGL Deduction	0
ASSESSED VALUE	530,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	530,712
TOTAL JUST VALUE	530,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,408

MEAL EASE MARKET : FOOD PREPARATION MEALS W/ ONSIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004714	REPAIR/RRF	9,000	06/18/2020
20002517	REMODEL	135,000	04/23/2020
7138	NEW CONSTR	41,980	04/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2738/1291	9/14/2024	WD	Q	I	01	630,000
GRANTOR: CALF ROOM GROUP LLC						
GRANTEE: PERSONAL THYME HOLD						
2552/1566	4/05/2022	WD	Q	I	01	530,000
GRANTOR: LAIDEN LAND HOLDINGS						
GRANTEE: CALF ROOM GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S40 CAN=[YR=2020] S8 E27 N8 W27$ E45 N40$.

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	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1991	1991	3	59.5	97	
2	0803	ASPHALT C	0	0	0	0	1,800.00	SF	2.00	2.00	100	1991	1991	3	50	1,800	
3	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2020	2020	3	86	344	
4	0964	HALON SYST	0	0	0	0	11.00	SF	50.00	50.00	100	2020	2020	3	98	539	
5	0810	CONCRETE A	0	0	23	5	115.00	SF	6.50	6.50	100	2020	2020	3	98	733	
6	0446	BOX FNC 6'	0	0	0	0	79.00	LF	25.00	25.00	100	2020	2020	3	86	1,699	

LAND DESCRIPTION

TOTAL OB/XF 5,212

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	0006	CI	100.00	100.00	10,000.00	SF		1.00	1.00	1.50	8.00	12.00	120,000							

REVIEW DATE 03/17/2025 BY KWA Total Acres: 0.23 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS