BLOCK 211 LOTS 1 2 9 10 &
N116 FT OF LOTS 3 & 8
IN OR 677 PG 334

BUCCANEER ASSOCIATES LIMITED/
2701 HOUMA BLVD SUITE C
METAIRIE, LA 70006

2025

00-00-31-1800-0211-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

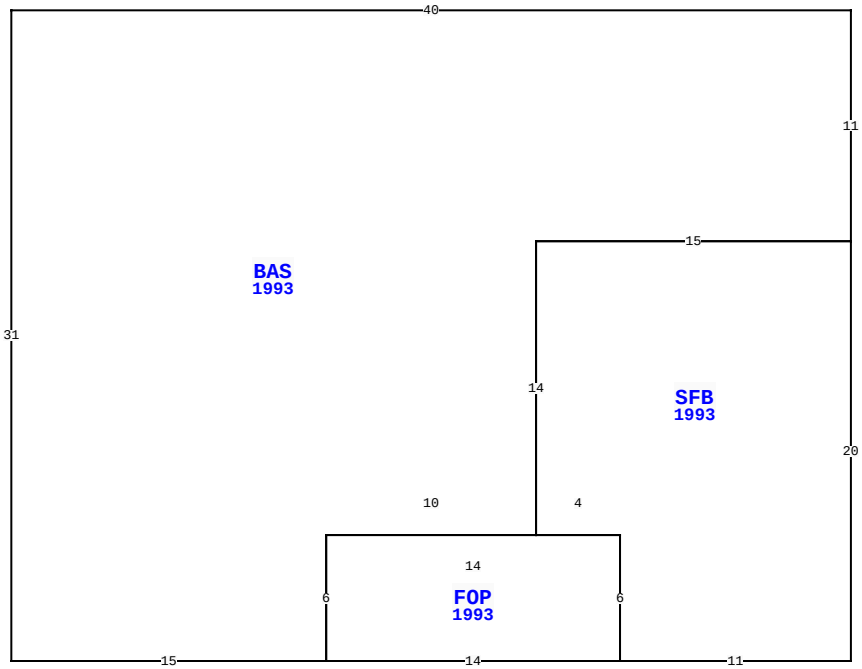
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		8 100
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	0300	MULTI-FAMILY
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	880	100	1993	880	52,709
FOP	84	30	1993	25	1,498
SFB	276	80	1993	221	13,237
TOTALS	1,240			1,126	67,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	04	1,126	99.6030	84.66	95,327	1980	1980	0	0	0	29.25	70.75

1 APARTMENT – 0% - 0 Heated Area: 1101 HX Base Yr



1100 LIME ST, FERNANDINA BEACH

BLD DATE	12/07/2018	KK	LGL DATE	
XF DATE	12/07/2018	KK	LAND DATE	04/10/2025 DC
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,728,484
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,287,330
SOH/AGL Deduction	1,638,604
ASSESSED VALUE	1,648,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,648,726
TOTAL JUST VALUE	3,287,330
NCON VALUE	0
INCOME VALUE	3,287,330
PREVIOUS YEAR MKT VALUE	3,287,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160717	C/O 3 TON UNIT	3,700	03/16/2016
20141172	H/AC	3,500	06/03/2014
20132810	NEW CONSTR	650	12/12/2013
20121170	A/C	2,500	06/19/2012
20120789	NEW ROOF	70,937	05/08/2012
20111685	H/AC	2,500	09/23/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/0334	3/18/1993	WD	U	I		747,700
GRANTOR: FDNA BEACH VILLAS						
GRANTEE: BUCCANEER ASSOCIATE						
0677/0331	3/18/1993	QC	Q	I	06	100
GRANTOR: WHITE STAR FOUND FLA						
GRANTEE: FDNA BEACH VILLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S31 E15 FOP=[YR=1993] E14 SFB=[YR=1993] E11 N20W15S14E4S6$ N6W14S6$N6E10N14E15N11$.

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	61,570.00	SF	2.00	2.00	100	1993	1993	3	50	61,570	
2	0812	CONCRETE C	0	0	0	0	12,240.00	SF	4.00	4.00	100	1980	1980	3	30	14,688	
3	0971	ST LGHT OV	0	0	0	0	15.00	UT	1,555.00	1,555.00	100	1993	1993	3	30	6,998	
4	0446	BOX FNC 6'	0	0	0	0	2,032.00	LF	20.00	20.00	100	1993	1993	3	20	8,128	

LAND DESCRIPTION

TOTAL OB/XF 91,384

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	000300	C	MULTI-FAMILY	0	0003	R-3	460.00	460.00	48.00	UT		1.00	1.00	0.30	21,000.00	6,300.00	302,400							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 558,846 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 211 LOTS 1 2 9 10 &
N116 FT OF LOTS 3 & 8
IN OR 677 PG 334

BUCCANEER ASSOCIATES LIMITED/
2701 HOUMA BLVD SUITE C
METAIRIE, LA 70006

2025

00-00-31-1800-0211-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

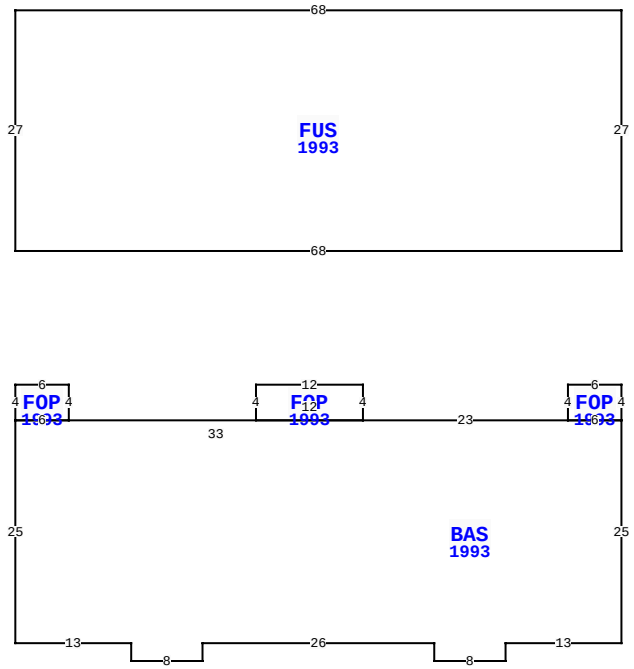
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
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	1,732	100	1993	1,732	119,093
FOP	24	30	1993	7	481
FOP	24	30	1993	7	481
FOP	48	30	1993	14	963
FUS	1,836	100	1993	1,836	126,244
TOTALS	3,664			3,596	247,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,596	108.0470	91.84	330,257	1980	1980	0	0	0	25.13	74.87

2 APARTMENT – 0% - 0 Heated Area: 3568 HX Base Yr



1100 LIME ST, FERNANDINA BEACH

BLD DATE	12/07/2018	KK	LGL DATE	
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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,287,330
SOH/AGL Deduction	1,638,604
ASSESSED VALUE	1,648,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,648,726
TOTAL JUST VALUE	3,287,330
NCON VALUE	0
INCOME VALUE	3,287,330
PREVIOUS YEAR MKT VALUE	3,287,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111439	SIGN	570	08/22/2011
20111357	H/AC	1,000	08/12/2011
20111286	H/AC	2,500	08/03/2011
20111214	H/AC	2,500	07/26/2011
20111215	H/AC	2,500	07/26/2011
20101856	REMODEL	31,000	10/27/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/0334	3/18/1993	WD	U	I		747,700
GRANTOR: FDNA BEACH VILLAS						
GRANTEE: BUCCANEER ASSOCIATE						
0677/0331	3/18/1993	QC	Q	I	06	100
GRANTOR: WHITE STAR FOUND FLA						
GRANTEE: FDNA BEACH VILLAS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 S4 BAS=[YR=1993] W23 FOP=[YR=1993] N4 W12 S4 E12 $ W33 FOP=[YR=1993] N4 W6 S4 E6 $ W6 S25 E13 S2 E8 N2 E26 S2 E8 N2 E13 N25 W6 $ E6 N4 $ PTR= N15 FUS=[YR=1993] N27 W68 S27 E68 $ S15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 558,846 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 211 LOTS 1 2 9 10 &
N116 FT OF LOTS 3 & 8
IN OR 677 PG 334

BUCCANEER ASSOCIATES LIMITED/
2701 HOUMA BLVD SUITE C
METAIRIE, LA 70006

2025

00-00-31-1800-0211-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

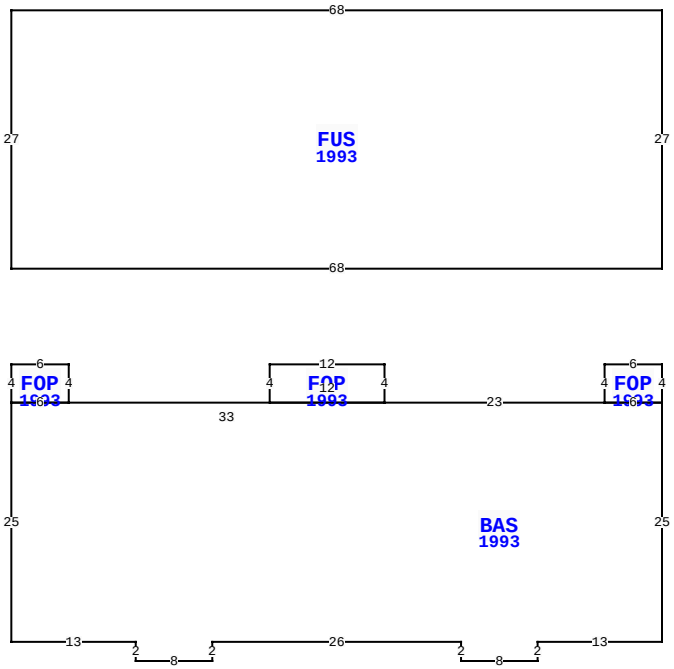
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	1993	1,732	119,093
FOP	24	30	1993	7	481
FOP	24	30	1993	7	481
FOP	48	30	1993	14	963
FUS	1,836	100	1993	1,836	126,244
TOTALS	3,664			3,596	247,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,596	108.0470	91.84	330,257	1980	1980	0	0	0	25.13	74.87

3 APARTMENT – 0% - 0 Heated Area: 3568 HX Base Yr



1100 LIME ST, FERNANDINA BEACH

BLD DATE	12/07/2018	KK	LGL DATE	
XF DATE	12/07/2018	KK	LAND DATE	04/10/2025 DC
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,728,484
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,287,330
SOH/AGL Deduction	1,638,604
ASSESSED VALUE	1,648,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,648,726
TOTAL JUST VALUE	3,287,330
NCON VALUE	0
INCOME VALUE	3,287,330
PREVIOUS YEAR MKT VALUE	3,287,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101443	H/AC	2,500	08/30/2010
20101240	H/AC	2,500	07/29/2010
20101241	H/AC	2,500	07/29/2010
20091153	H/AC	2,500	08/31/2009
20081169	H/AC	2,800	07/16/2008
20080801	H/AC	2,800	05/12/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/0334	3/18/1993	WD	U	I		747,700
GRANTOR: FDNA BEACH VILLAS						
GRANTEE: BUCCANEER ASSOCIATE						
0677/0331	3/18/1993	QC	Q	I	06	100
GRANTOR: WHITE STAR FOUND FLA						
GRANTEE: FDNA BEACH VILLAS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 S4 BAS=[YR=1993] W23 FOP=[YR=1993] N4 W12 S4 E12$ W33 FOP=[YR=1993] N4 W6 S4 E6 $ W6 S25 E13 S2 E8 N2 E26 S2 E8 N2 E13 N25 W6 $ E6 N4 $ PTR=N10 FUS=[YR=1993] N27 W68 S27 E68$ S10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 558,846 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 211 LOTS 1 2 9 10 &
N116 FT OF LOTS 3 & 8
IN OR 677 PG 334

BUCCANEER ASSOCIATES LIMITED/
2701 HOUMA BLVD SUITE C
METAIRIE, LA 70006

2025

00-00-31-1800-0211-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
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Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
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	1,732	100	1993	1,732	119,093
FOP	24	30	1993	7	481
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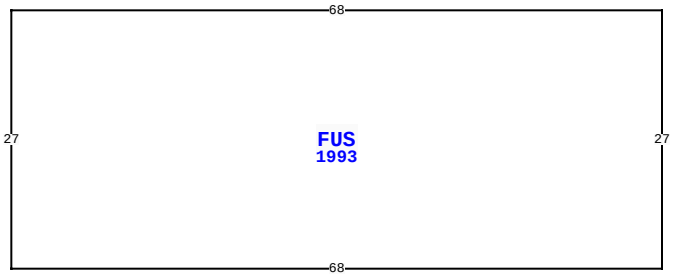
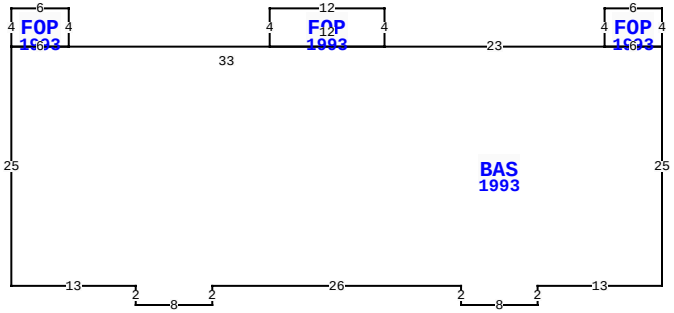
TOTALS	3,664			3,596	247,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,596	108.0470	91.84	330,257	1980	1980	0	0	0	25.13	74.87

4 APARTMENT – 0% - 0 Heated Area: 3568 HX Base Yr





BLD DATE	12/07/2018	KK	LGL DATE
XF DATE	12/07/2018	KK	LAND DATE 04/10/2025 DC
INC DATE	07/22/2024	DC	AG DATE

1100 LIME ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,728,484
TOTAL MARKET OB/XF VALUE	0
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TOTAL MARKET VALUE	3,287,330
SOH/AGL Deduction	1,638,604
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TOTAL JUST VALUE	3,287,330
NCON VALUE	0
INCOME VALUE	3,287,330
PREVIOUS YEAR MKT VALUE	3,287,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061667	XFOB	2,148	07/13/2006
7613	XFOB	25,000	03/31/1993
7568	REMODEL	460,000	03/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/0334	3/18/1993	WD	U	I		747,700
GRANTOR: FDNA BEACH VILLAS						
GRANTEE: BUCCANEER ASSOCIATE						
0677/0331	3/18/1993	QC	Q	I	06	100
GRANTOR: WHITE STAR FOUND FLA						
GRANTEE: FDNA BEACH VILLAS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 S4 BAS=[YR=1993] W23 FOP=[YR=1993] N4 W12 S4 E12 $ W33 FOP=[YR=1993] N4 W6 S4 E6 $ W6 S25 E13 S2 E8 N2 E26 S2 E8 N2 E13 N25 W6 $ E6 N4 $ PTR=N10 FUS=[YR=1993] N27 W68 S27 E68$ S10$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 558,846 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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N116 FT OF LOTS 3 & 8
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NASSAU COUNTY PROPERTY

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Story Height		0 100
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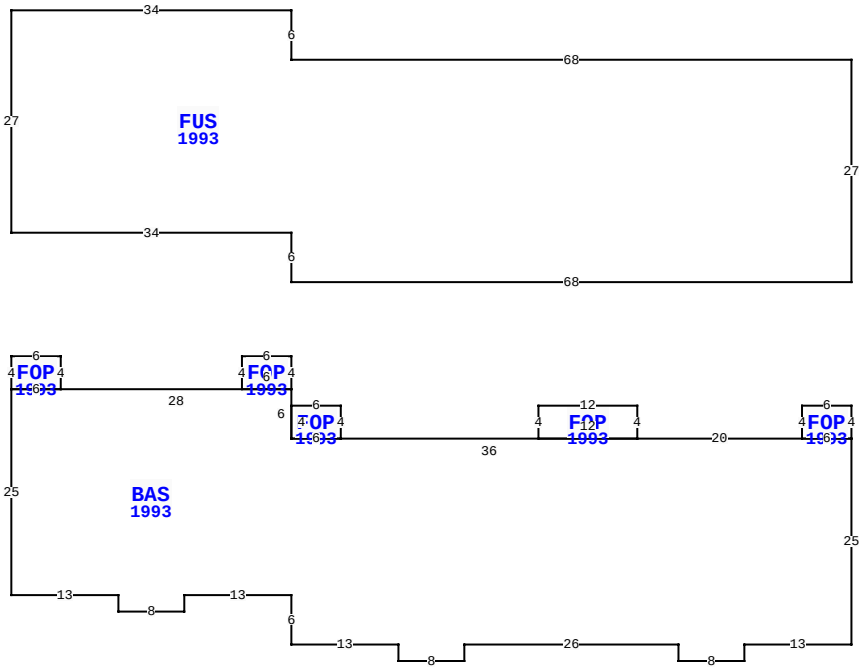
Units		6 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,598	100	1993	2,598	176,909
FOP	24	30	1993	7	477
FOP	24	30	1993	7	477
FOP	24	30	1993	7	477
FOP	24	30	1993	7	477
FOP	48	30	1993	14	953
FUS	2,754	100	1993	2,754	187,531
TOTALS	5,496			5,394	367,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	5,394	106.9980	90.95	490,584	1980	1980	0	0	0	25.13	74.87

5 APARTMENT – 0% - 0 Heated Area: 5352 HX Base Yr



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BASE TAXABLE VALUE	1,648,726
TOTAL JUST VALUE	3,287,330
NCON VALUE	0
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SALES DATA

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GRANTOR: WHITE STAR FOUND FLA						
GRANTEE: FDNA BEACH VILLAS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 S4 BAS=[YR=1993] W20 FOP=[YR=1993] N4 W12 S4 E12$ W36 FOP=[YR=1993] N4 W6 S4 E6$ W6 N6 FOP=[YR=1993] N4 W6 S4 E6$ W28 FOP=[YR=1993] N4 W6 S4 E6$W6 S25 E13 S2 E8 N2 E13 S6 E13 S2 E8 N2 E26 S2 E8 N2 E13 N25 W6 $ E6 N4 $ PTR=N15 FUS=[YR=1993] N27 W68 N6 W34 S27 E34 S6 E68$ S15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 558,846 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 211 LOTS 1 2 9 10 &
N116 FT OF LOTS 3 & 8
IN OR 677 PG 334

BUCCANEER ASSOCIATES LIMITED/
2701 HOUMA BLVD SUITE C
METAIRIE, LA 70006

2025

00-00-31-1800-0211-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
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	2,598	100	1993	2,598	176,909
FOP	24	30	1993	7	477
FOP	24	30	1993	7	477
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FOP	24	30	1993	7	477
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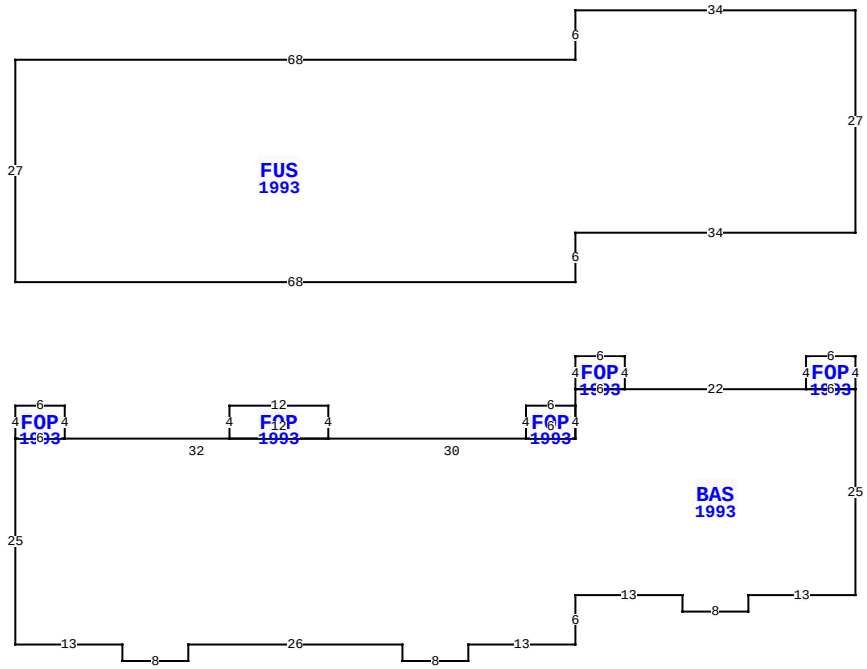
FUS	2,754	100	1993	2,754	187,531
TOTALS	5,496			5,394	367,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	5,394	106.9980	90.95	490,584	1980	1980	0	0	0	25.13	74.87

6 APARTMENT – 0% - 0 Heated Area: 5352 HX Base Yr



1100 LIME ST, FERNANDINA BEACH

BLD DATE	12/07/2018	KK	LGL DATE	
XF DATE	12/07/2018	KK	LAND DATE	04/10/2025 DC
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,728,484
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,287,330
SOH/AGL Deduction	1,638,604
ASSESSED VALUE	1,648,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,648,726
TOTAL JUST VALUE	3,287,330
NCON VALUE	0
INCOME VALUE	3,287,330
PREVIOUS YEAR MKT VALUE	3,287,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: FDNA BEACH VILLAS						
GRANTEE: BUCCANEER ASSOCIATE						
0677/0331	3/18/1993	QC	Q	I	06	100
GRANTOR: WHITE STAR FOUND FLA						
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BUILDING DIMENSIONS

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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

LAND DESCRIPTION

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Bathrooms		1 100
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RMS		0 100
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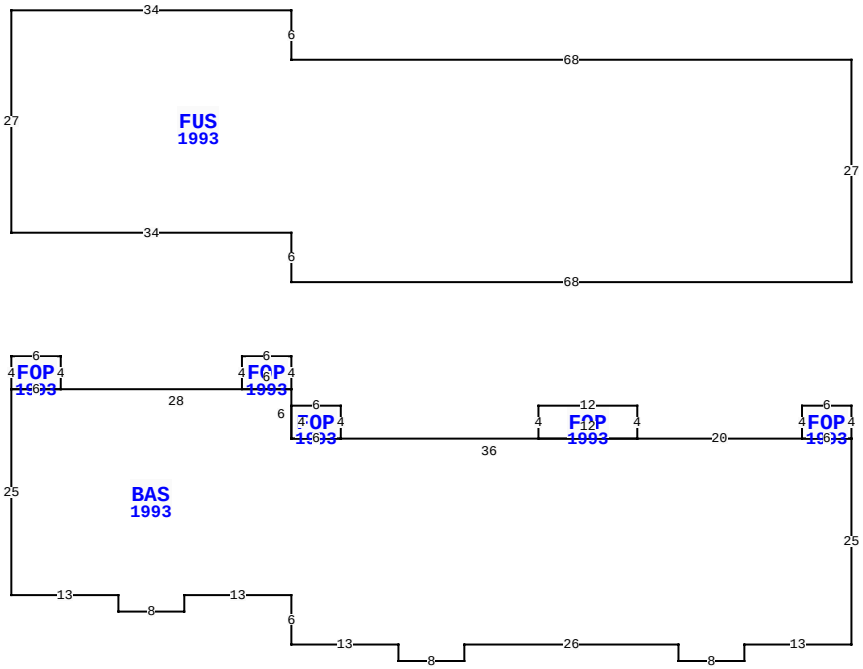
7 APARTMENT – 0% - 0 Heated Area: 5352 HX Base Yr



1100 LIME ST, FERNANDINA BEACH

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
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EXTRA FEATURES

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LAND DESCRIPTION

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2025

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NASSAU COUNTY PROPERTY

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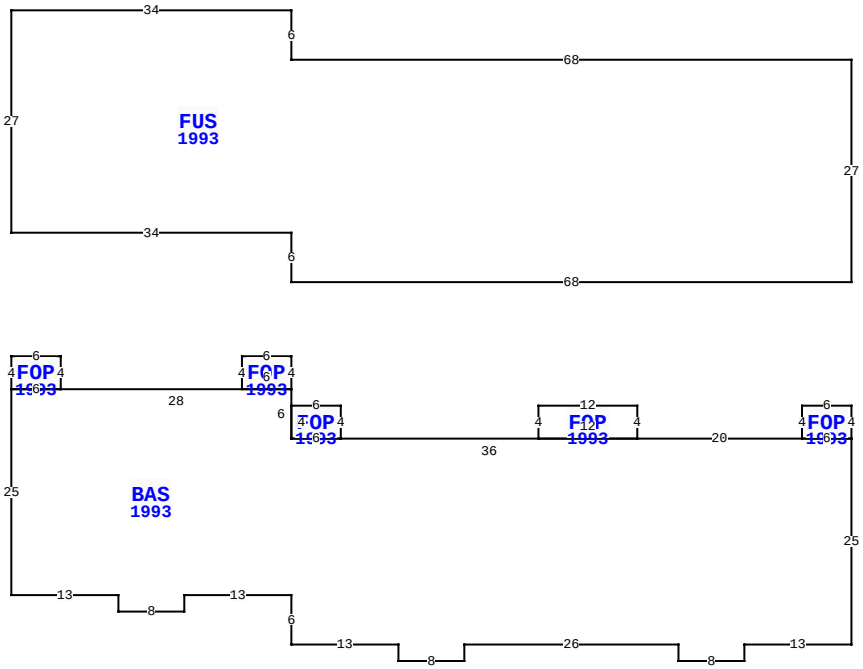
8 APARTMENT – 0% - 0 Heated Area: 5352 HX Base Yr



1100 LIME ST, FERNANDINA BEACH

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BLOCK 211 LOTS 1 2 9 10 &
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NASSAU COUNTY PROPERTY

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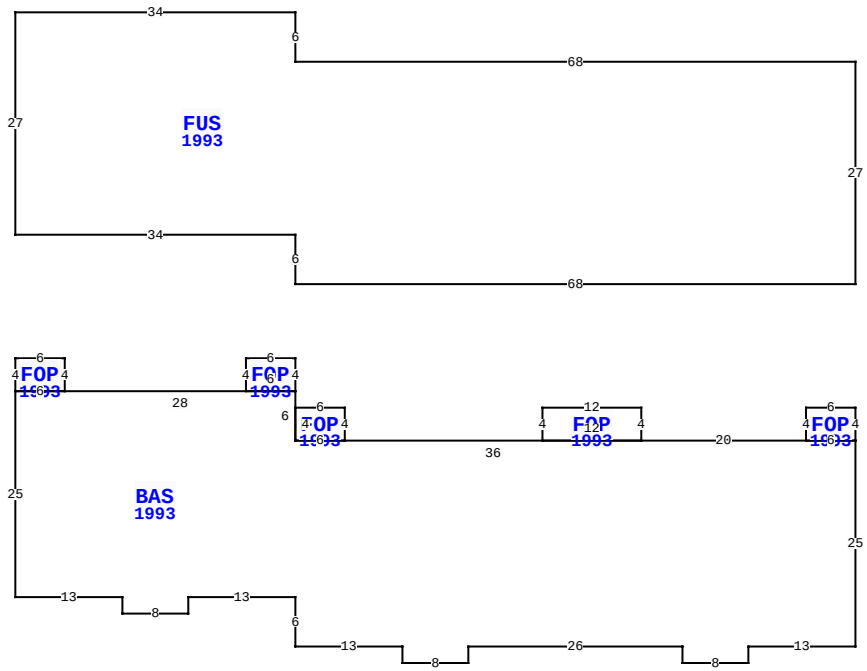

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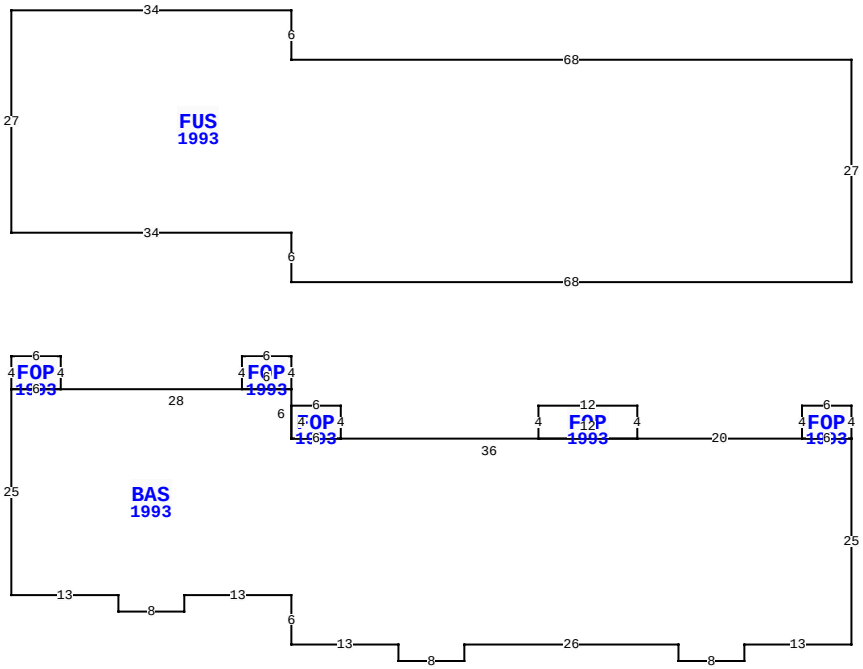

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BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 S4 BAS=[YR=1993] W20 FOP=[YR=1993] N4 W12 S4 E12$ W36 FOP=[YR=1993] N4 W6 S4 E6$ W6 N6 FOP=[YR=1993] N4 W6 S4 E6$ W28 FOP=[YR=1993] N4 W6 S4 E6 $ W6 S25 E13 S2 E8 N2 E13 S6 E13 S2 E8 N2 E26 S2 E8 N2 E13 N25 W6 $ E6 N4 $ PTR=N15 FUS=[YR=1993] N27 W68 N6 W34 S27 E34 S6 E68$ S15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 558,846 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS