

BLOCK 234 LOTS 6 7 8 9 & 10
EX W30 FT FOR R/W 5
EX S-1 OF LOT 6

CSA RRH LTD/
516 LAKEVIEW ROAD #8
CLEARWATER, FL 33756-3302

2025

00-00-31-1800-0234-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
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	3,432	100	1993	3,432	244,999
FOP	30	30	1993	9	642
FOP	30	30	1993	9	642
FOP	30	30	1993	9	642
FOP	30	30	1993	9	642
FOP	60	30	1993	18	1,285
FOP	60	30	1993	18	1,285
FOP	60	30	1993	18	1,285
FOP	60	30	1993	18	1,285
FST	30	55	1993	16	1,142
TOTALS	3,912			3,604	257,278

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	38,908.00	SF	2.00
2	0810	CONCRETE A	0	0	0	7	35.00	SF	6.50
3	0812	CONCRETE C	0	0	0	0	9,198.00	SF	2.00
4	0400	CONC CURB	0	0	0	0	1,713.00	LF	15.00
5	0971	ST LGHT OV	0	0	0	0	8.00	UT	1,555.00
6	0476	VF 6 SBPL	0	0	0	0	966.00	LF	32.00
7	0940	SHEDS/PORT	0	0	0	8	96.00	SF	30.00
8	0940	SHEDS/PORT	0	0	0	8	96.00	SF	30.00
9	0424	CL FNC 6'	0	0	0	0	142.00	LF	20.00
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000300	C	MULTI-FAMILY	0	0003	R-2	0.00	0.00	38.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	3,604	115.0510	97.79	352,435	1986	1990		0	0	27.00	73.00
1 APARTMENT - 0% - 0												
Heated Area: 3432												
HX Base Yr												
** This building has 13 Sub-Areas												
1105 S 13TH ST, FERNANDINA BEACH												

BLD DATE	08/18/2020	KK	LGL DATE		
XF DATE	08/18/2020	KK	LAND DATE	08/18/2020	KK
INC DATE			AG DATE		

TOTAL OB/XF												
88,820												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000300	C	MULTI-FAMILY	0	0003	R-2	0.00	0.00	38.00	UT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 10 2
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,839,131	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,839,131	
SOH/AGL Deduction		1,348,508	
ASSESSED VALUE		1,490,623	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,490,623	
TOTAL JUST VALUE		2,839,131	
NCON VALUE		0	
INCOME VALUE		2,839,131	
PREVIOUS YEAR MKT VALUE		2,839,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200044	ROOF #13	3,500	11/17/2020
20200027	ROOF #35	7,000	05/11/2020
20163438	REPLC WNDWS-10 BL	60,000	12/15/2016
20100230	XFOB	2,000	02/08/2010
20081250	OTHER	18,000	08/04/2008
20081173	XFOB	1,700	07/21/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1510/1613	7/06/2007	WD U	I	I	07
GRANTOR: FERNANDINA BEACH RRH					
GRANTEE: CSA RRH LTD					
1496/1591	5/03/2007	WD U	I	I	19
GRANTOR: FERNANDINA BEACH RRH					
GRANTEE: CSA RRH LTD					

BUILDING NOTES									
BAS=[YR=1993] W12 FST=[YR=1993] W6 FOP=[YR=1993] W12 FOP=[YR=1993] W12 FST=[YR=1993] W6 S5 E6 N5 \$ S5 E12 N5 \$ S5 E12 N5 \$ S5 E6 N5 \$ S5 W36 N5 W24 FST=[YR=1993] W6 FOP=[YR=1993] W12 FOP=[YR=1993] W12 FST=[YR=1993] W6 S5 E6 N5 \$ S5 E12 N5 \$ S5 E12 N5 \$ S5 E6 N5 \$ S5 W36 N5 W12 S29 E12 FOP=[YR=1993] S6 E5 N6 W5 \$ E5 S6 E26 FOP=[YR=1993] E5 N6 W5 S6 \$ N6 E29 FOP=[YR=1993] S6 E5 N6 W5 \$ E5 S6 E26 FOP=[YR=1993] E5 N6 W5 S6 \$ N6 E17 N29 \$.									

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BUD8 Adjustme	02	DIST FB 100

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FOP	60	30	1993	18	1,285
FOP	60	30	1993	18	1,285
FOP	60	30	1993	18	1,285
FST	30	55	1993	16	1,142
TOTALS	3,912			3,604	257,278

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
11	4950	BOLLARD

LAND DESCRIPTION		
L N	USE CODE	CLS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0301	03	3,604	115.0510	97.79	352,435	1986	1990		0	0	27.00
2 APARTMENT - 0% - 0											
Heated Area: 3432											
HX Base Yr											
** This building has 13 Sub-Areas											
1105 S 13TH ST, FERNANDINA BEACH											

BLD DATE	08/18/2020	KK	LGL DATE	
XF DATE	08/18/2020	KK	LAND DATE	08/18/2020
INC DATE			AG DATE	
TOTAL OB/XF 500				

TOTAL OB/XF											
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL

NASSAU COUNTY PROPERTY			
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VALUATION BY			DIRECT_CAP
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TOTAL LAND VALUE - MARKET		0	
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TOTAL JUST VALUE		2,839,131	
NCON VALUE		0	
INCOME VALUE		2,839,131	
PREVIOUS YEAR MKT VALUE		2,839,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080927	REPAIR/RRF	600	06/02/2008
20080928	REPAIR/RRF	600	06/02/2008
20080929	REPAIR/RRF	600	06/02/2008
20080930	REPAIR/RRF	600	06/02/2008
20080931	REPAIR/RRF	600	06/02/2008
20080932	REPAIR/RRF	600	06/02/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1510/1613	7/06/2007	WD U	I	07	
GRANTOR: FERNANDINA BEACH RRH					
GRANTEE: CSA RRH LTD					
1496/1591	5/03/2007	WD U	I	19	1,940,100
GRANTOR: FERNANDINA BEACH RRH					
GRANTEE: CSA RRH LTD					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993]	W12 FST=[YR=1993]	W6 FOP=[YR=1993]
FOP=[YR=1993]	W12 FST=[YR=1993]	W6 S5 E6 N5 \$ S5 E12 N5 \$
S5 E12 N5 \$ S5 E6 N5 \$ S5 W36 N5 W24 FST=[YR=1993]	W6	
FOP=[YR=1993]	W12 FOP=[YR=1993]	W12 FST=[YR=1993]
N5 \$ S5 E12 N5 \$ S5 E12 N5 \$ S5 E6 N5 \$ S5 W36 N5 W12 S29 E12		
FOP=[YR=1993]	S6 E5 N6 W5 \$ E5 S6 E26 FOP=[YR=1993]	E5 N6
W5 S6 \$ N6 E29 FOP=[YR=1993]	S6 E5 N6 W5 \$ E5 S6 E26	
FOP=[YR=1993]	E5 N6 W5 S6 \$ N6 E17 N29 \$	

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VALUATION SUMMARY								
VALUATION BY				DIRECT_CAP				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				2,839,131				
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TOTAL JUST VALUE				2,839,131				
NCON VALUE				0				
INCOME VALUE				2,839,131				
PREVIOUS YEAR MKT VALUE				2,839,131				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
20080933		REPAIR/RRF		600		06/02/2008		
20080934		REPAIR/RRF		600		06/02/2008		
20080935		REPAIR/RRF		600		06/02/2008		
20080936		REPAIR/RRF		600		06/02/2008		
20080937		REPAIR/RRF		600		06/02/2008		
20080938		REPAIR/RRF		600		06/02/2008		
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1510/1613		7/06/2007	WD	U	I	07	100	
GRANTOR: FERNANDINA BEACH RRH								
GRANTEE: CSA RRH LTD								
1496/1591		5/03/2007	WD	U	I	19	1,940,100	
GRANTOR: FERNANDINA BEACH RRH								
GRANTEE: CSA RRH LTD								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W12 FST=[YR=1993] W6 FOP=[YR=1993] W12								
FOP=[YR=1993] W12 FST=[YR=1993] W6 S5 E6 N5 \$ S5 E12 N5 \$								
S5 E12 N5 \$ S5 E6 N5 \$ S5 W36 N5 W24 FST=[YR=1993] W6								
FOP=[YR=1993] W12 FOP=[YR=1993] W12 FST=[YR=1993] W6 S5 E6								
N5 \$ S5 E12 N5 \$ S5 E12 N5 \$ S5 E6 N5 \$ S5 W36 N5 W12 S29 E12								
FOP=[YR=1993] S6 E5 N6 W5 \$ E5 S6 E26 FOP=[YR=1993] E5 N6								
W5 S6 \$ N6 E29 FOP=[YR=1993] S6 E5 N6 W5 \$ E5 S6 E26								
FOP=[YR=1993] E5 N6 W5 S6 \$ N6 E17 N29 \$.								
ND LUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
Common: 0								
PRINTED 07/30/2025 BY SYS								

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CSA RRH LTD/
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