BLOCK 242 SUB B C D OF LOT 10
IN OR 1867/1263
CITY OF FDNA BEACH

FERNANDINA FOOD MART INC/
12122 CEDAR TRACE DR SOUTH
JACKSONVILLE, FL 32246

2025

00-00-31-1800-0242-10B0

BUILDING CHARACTERISTICS

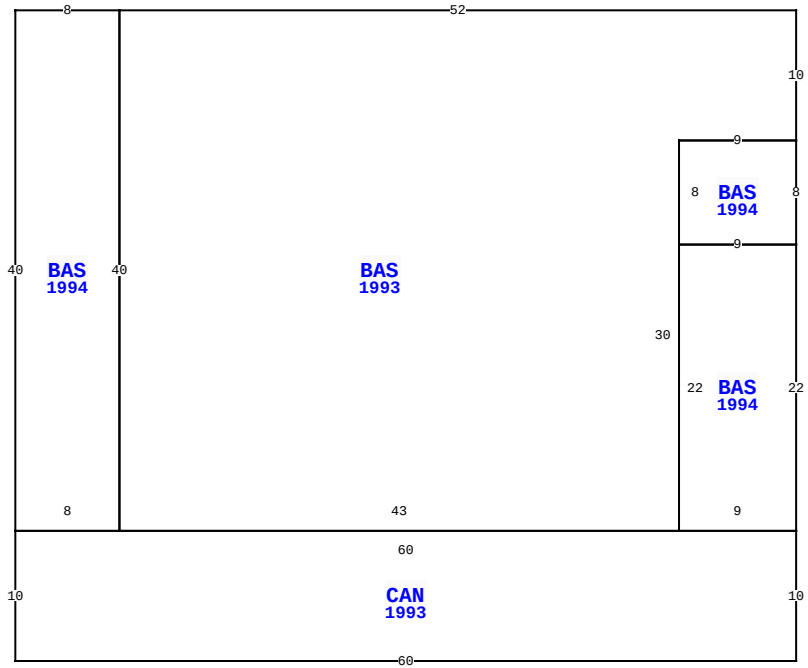
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1410	CONVENIENCE STORES
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	1,810	100	1993	1,810	60,176
BAS	72	100	1994	72	2,394
BAS	198	100	1994	198	6,583
BAS	320	100	1994	320	10,639
CAN	600	30	1993	180	5,984
TOTALS	3,000			2,580	85,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,580	76.9158	94.99	245,074	1962	1982	0	0	0	65.00	35.00

1 CONVESTORE – 0% - 0 Heated Area: 2400 HX Base Yr



201 S 14TH ST, FERNANDINA BEACH

BLD DATE	06/15/2021	KK	LGL DATE	
XF DATE	06/15/2021	KK	LAND DATE	06/15/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,776
TOTAL MARKET OB/XF VALUE	13,812
TOTAL LAND VALUE - MARKET	131,580
TOTAL MARKET VALUE	231,168
SOH/AGL Deduction	21,867
ASSESSED VALUE	209,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,301
TOTAL JUST VALUE	231,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051856	H/AC	3,000	05/27/2005
20051222	SIGN	275	02/10/2005
20051144	REPAIR/RRF	2,000	01/28/2005
20051145	REMODEL	1,000	01/28/2005
20051148	ELEC OTHER	1,000	01/28/2005
985097	REMODEL	500	03/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1867/1263	7/02/2013	WD	U	I	37	300,000
GRANTOR: FLORIDA LEASING & INV						
GRANTEE: FERNANDINA FOOD MAR						
1357/1487	10/10/2005	WD	Q	I		231,300
GRANTOR: BUCHETTE INVESTMENTS						
GRANTEE: FLORIDA LEASING & I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 BAS=[YR=1994] W8 S40 CAN=[YR=1993] S10 E60 N10 BAS=[YR=1994] N22 BAS=[YR=1994] N8 W9 S8 E9$ W9 S22 E9$ W60$ E8 N40$ S40 E43 N30 E9 N10$.

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	0430	CL FNC 6B	0	0	0	0	62.00	LF	9.70	9.70	100	1980	1980	3	20	120	
2	0803	ASPHALT C	0	0	0	0	5,408.00	SF	2.00	2.00	100	1965	1965	3	50	5,408	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1980	1980	3	44	55	
4	0812	CONCRETE C	0	0	0	0	3,187.00	SF	4.00	4.00	100	1987	1987	3	49.5	6,310	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1993	1993	3	30	135	
6	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2005	2005	3	64	864	
7	0400	CONC CURB	0	0	0	0	80.00	LF	15.00	15.00	100	1987	1987	3	60	720	
8	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1987	1987	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 13,812

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	001410	C	CONV STORE	0	0006	C-1			13,158.00	SF		1.00	1.00	1.00	10.00	10.00	131,580							

REVIEW DATE 06/15/2021 BY KK Total Acres: 0.30 Total Land Value: 131,580 Market: 0 Agricultural: 0 Common: 131,580 PRINTED 07/30/2025 BY SYS