

BLK 242 SUBLOTS E & F & E1/2
OF G & H OF LOT 10
IN OR 2403/303

FERNANDINA BEACH REALTY INC/
2057 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0242-10E0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floor	03	CONC FINSH 50
Interior Floor	11	CLAY TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
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	576	100	1993	576	65,129
BAS	144	100	1994	144	16,283
BAS	880	100	1994	880	99,504
CAN	200	30	1993	60	6,785
PTO	520	5	1993	26	2,940
UST	48	40	1993	19	2,149

TOTALS	2,368			1,705	192,788
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	7,305.00	SF	2.00
2	0430	CL FNC 6B	0	0	0	0	72.00	LF	9.70
3	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00
4	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	001100	C	STORE 1FLR	0	0006	C-1			13,158.00

REVIEW DATE 10/27/2021 BY KK

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1101	04	1,705	96.4950	134.61	229,510	1983	2005	0	0
1 RETAILSTOR - 0% - 0 Heated Area: 1600 HX Base Yr									
BLD DATE	10/27/2021	KK	LGL DATE						
XF DATE	10/27/2021	KK	LAND DATE	10/27/2021	KK				
INC DATE			AG DATE						

TOTAL OB/XF									
3,371									

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3,371									

Total Acres: 0.30 Total Land Value: 131,580 Market: 0 Agricultural: 0 Common: 131,580

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					192,788				
TOTAL MARKET OB/XF VALUE					3,371				
TOTAL LAND VALUE - MARKET					131,580				
TOTAL MARKET VALUE					327,739				
SOH/AGL Deduction					260				
ASSESSED VALUE					327,479				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					327,479				
TOTAL JUST VALUE					327,739				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					336,596				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210148	MECH OTHER	4,500	03/31/2021
20210166	REMODEL	31,800	03/21/2021
20060247	REMODEL	1,500	01/31/2006
20060242	OTHER	150	01/30/2006
20060045	ADDITION	400	01/11/2006
983040	REMODEL	8,250	01/27/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2403/0303	10/26/2020	WD	Q	I	01	273,000	
GRANTOR: PITTS TROY L D/B/A GA							
GRANTEE: FERNANDINA BEACH RE							
0813/0070	11/12/1997	WD	Q	I		65,000	
GRANTOR: AMELIA ISLAND FOODS I							
GRANTEE: PITTS TROY L D/B/A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W20 UST=[YR=1993] N6 W8 S6 E8 \$ W20 S22 BAS=[YR=1993] S18 PTO=[YR=1993] W8 S10 E72 N10 W24 S5 W40 N5\$ CAN=[YR=1993] S5 E40 N5 BAS=[YR=1994] N18 W8 S18 E8 \$ W40 \$ E32 N18 W32\$ E40 N22 \$.									