

BOAT HOUSE FERNANDINA LLC
608 OCEAN CLUB VILLAS
FERNANDINA BEACH, FL 32034

00-00-31-1800-0269-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 100								2102	04	4,584	100.9800	190.35	872,564	2020	2020	0	0	0	5.00	95.00																	
Roof Structure	09	RIDGE FRME 100								1 RSTARANT 2 - 0% - 0										Heated Area: 4229										HX Base Yr									
Roof Cover	04	BUILT-UP 100																		BUILDING MARKET VALUE										828,936									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										67,756									
Interior Floor	03	CONC FINSH 100																		TOTAL LAND VALUE - MARKET										650,000									
Ceiling	02	F.NOT SUS 100																		TOTAL MARKET VALUE										1,546,692									
Air Condition	04	ROOF TOP 100																		SOH/AGL Deduction										219,484									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										1,327,208									
Fixtures		32 100																		TOTAL EXEMPTION VALUE										0									
Frame	03	MASONRY 100																		BASE TAXABLE VALUE										1,327,208									
Story Height		12 100																		TOTAL JUST VALUE										1,546,692									
RMS		4 100																		NCON VALUE										0									
Stories	1.	1. 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE										1,521,813																			
BUD8 Adjustme	02	DIST FB 100																																					
Occupancy	00	OWNER OCC 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	2100	RESTAURANTS/CAFE																																					
MAP NUM		MKT AREA								01																													
NEIGHBORHOOD/LOC	1005.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,878	100	2020	3,878	701,268																																		
BRA	135	110	2020	148	26,763																																		
BRA	216	110	2020	238	43,038																																		
CAN	30	30	2020	9	1,627																																		
CAN	372	30	2020	112	20,253																																		
CAN	465	30	2020	140	25,317																																		
CDN	168	35	2020	59	10,669																																		
TOTALS	5,264			4,584	828,936																																		
EXTRA FEATURES										30 S 2ND ST, FERNANDINA BEACH																													
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																							
1	0855	CONC PAVER	0	0	0	2,092.00	SF	10.00	10.00	100	2020	2020	3	98	20,502																								
2	0855	CONC PAVER	0	0	0	556.00	SF	10.00	10.00	100	2020	2020	3	98	5,449																								
3	1123	CB 8"	0	0	0	160.00	SF	6.15	6.15	100	2020	2020	3	98	964																								
4	0810	CONCRETE A	0	0	0	373.00	SF	6.50	6.50	100	2020	2020	3	98	2,376																								
5	1123	CB 8"	0	0	0	128.00	SF	6.15	6.15	100	2020	2020	3	98	771																								
6	0462	ST/AL FNC	0	0	0	201.00	SF	10.00	10.00	100	2020	2020	3	90	1,809																								
7	1123	CB 8"	0	0	0	140.00	SF	6.15	6.15	100	2020	2020	3	98	844																								
8	0462	ST/AL FNC	0	0	0	159.00	SF	10.00	10.00	100	2020	2020	3	90	1,431																								
9	1123	CB 8"	0	0	0	54.00	SF	6.15	6.15	100	2020	2020	3	98	325																								
10	0855	CONC PAVER	0	0	0	56.00	SF	10.00	10.00	100	2020	2020	3	98	549																								
LAND DESCRIPTION										TOTAL OB/XF										35,020																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	65.00	65.00	650,000																						

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