BLOCK 269 LOTS 21 & N1/2 OF 20
CITY OF FDNA BEACH

BARBILL-FLA LLC
471 MAIN ST
EAST AURORA, NY 14052

2025

00-00-31-1800-0269-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

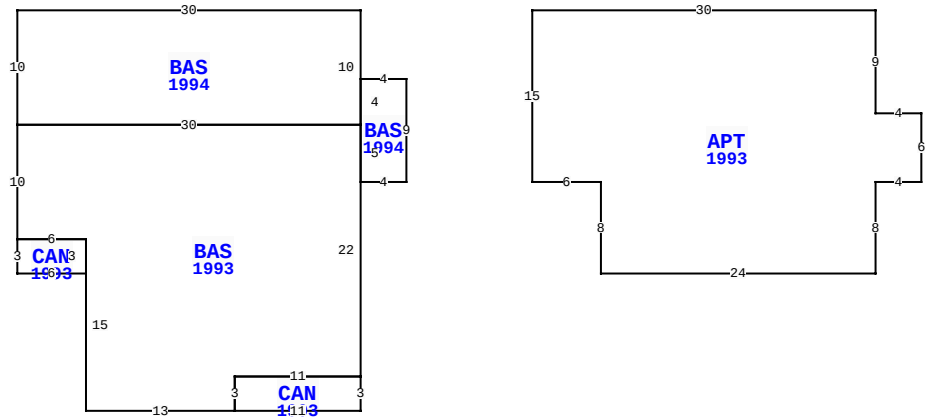
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	13	LVT/LAMNT 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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
APT	666	100	1993	666	80,281
BAS	627	100	1993	627	75,580
BAS	36	100	1994	36	4,340
BAS	300	100	1994	300	36,163
CAN	18	30	1993	5	603
CAN	33	30	1993	10	1,205
TOTALS	1,680			1,644	198,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2102	04	1,644	133.2261	251.13	412,858	1940	2000	0	0	0	52.00	48.00

1 RSTARANT 2 – 0% - 0 Heated Area: 1629 HX Base Yr



19 S 3RD ST, FERNANDINA BEACH

BLD DATE	02/27/2018	KK	LGL DATE		
XF DATE	02/27/2018	KK	LAND DATE	03/27/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	198,172
TOTAL MARKET OB/XF VALUE	14,677
TOTAL LAND VALUE - MARKET	247,000
TOTAL MARKET VALUE	459,849
SOH/AGL Deduction	181,644
ASSESSED VALUE	278,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,205
TOTAL JUST VALUE	459,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142074	SIGN	390	09/23/2014
20121948	REPAIR/RRF	500	09/24/2012
20101083	ELEC OTHER	800	07/01/2010
20090130	DEMOLITION	0	01/29/2009
990263	REMODEL	1,000	04/21/1999
990139	REMODEL	500	03/29/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2796/779	6/25/2025	WD	Q	I	01	1,200,000
GRANTOR: GODWIN HAROLD LEE & A						
GRANTEE: BARBILL-FLA LLC						
0566/1129	4/03/1989	WD	Q	I		90,000
GRANTOR: COONROD DAVID						
GRANTEE: GODWIN HAROLD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 S10 BAS=[YR=1993] S10 CAN=[YR=1993] S3 E6 N3 W6 $ E6 S15 E13 CAN=[YR=1993] E11 N3 W11 S3 $ N3 E11 N22 W30 $ E30 BAS=[YR=1994] S5 E4 N9 W4 S4 $ N10 $ PTR= E15 APT 1993= E30 S9 E4 S6 W4 S8 W24 N8 W6 N15 $ W15 $.

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	0446	BOX FNC 6'	0	0	0	0	60.00	LF	20.00	20.00	100	1986	1986	3	20	240	
2	0462	ST/AL FNC	0	0	0	0	84.00	SF	20.00	20.00	100	1999	1999	3	26	437	
3	1242	WD DECK A	0	0	27	4	108.00	SF	10.00	10.00	100	1999	1999	3	20	216	
4	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1999	1999	3	20	80	
5	0858	SCULP CONC	0	0	0	0	1,070.00	SF	13.00	13.00	100	1999	1999	3	93	12,936	
6	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2010	2010	3	40	192	
7	1126	CB/STC 8"	0	0	0	0	96.00	SF	8.00	8.00	100	1999	1999	3	75	576	

LAND DESCRIPTION

TOTAL OB/XF 14,677

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	002100	C	RESTAURANT	0	0003	C-3	38.00	100.00	3,800.00	SF		1.00	1.00	1.00	65.00	65.00	247,000							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 247,000 Market: 0 Agricultural: 0 Common: 247,000 PRINTED 07/30/2025 BY SYS