BLK 269 W 25FT OF E 50FT OF
LOT 26 & S 29.9FT OF LOT 28
CITY OF FERNANDINA BEACH

C&M PROPERTY HOLDINGS LLC/HAPPY TOMATO LLC
7 S 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0269-0261

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

7 S 3RD ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE			LAND DATE	03/27/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,456
TOTAL LAND VALUE - MARKET	17,479
TOTAL MARKET VALUE	23,935
SOH/AGL Deduction	0
ASSESSED VALUE	23,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,935
TOTAL JUST VALUE	23,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081643	REPAIR/RRF	25,008	11/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1053	5/03/2023	WD	U	I	16	574,999
GRANTOR: COTNER ASSOCIATES INC						
GRANTEE: C&M PROPERTY HOLDIN						
2519/0488	9/15/2021	WD	U	V	11	100
GRANTOR: CITY-MART GARDEN CLUB						
GRANTEE: COTNER ASSOCIATES &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0858	SCULP CONC	0	0	0	0	525.00	SF	13.00	13.00	100	1998	1998	3	92	6,279	
2	0443	STK FNC 6'	0	0	0	0	28.00	LF	20.00	20.00	100	1998	1998	3	20	112	
3	0442	STK FNC 5'	0	0	0	0	8.00	LF	16.20	16.20	100	1998	1998	3	20	26	
4	0442	STK FNC 5'	0	0	0	0	11.00	LF	16.20	16.20	100	2005	2005	3	22	39	

LAND DESCRIPTION

TOTAL OB/XF 6,456

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	001001	C	V CM/XFOBT	0		C-3	25.00	50.00	1,250.00	SF		1.00	1.00	0.25	35.00	8.75	10,938							
2	001001	C	V CM/XFOBT	0		C-3	30.00	25.00	747.50	SF		1.00	1.00	0.25	35.00	8.75	6,541							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 17,479 Market: 0 Agricultural: 0 Common: 17,479 PRINTED 07/30/2025 BY SYS