

BLOCK 269 W50 FT OF LOT 26
IN OR 1693/965
CITY OF FDNA BEACH

HAPPY TOMATO LLC/
7 SOUTH 3RD STREET
FERNANDINA BEACH, FL 32034

2025

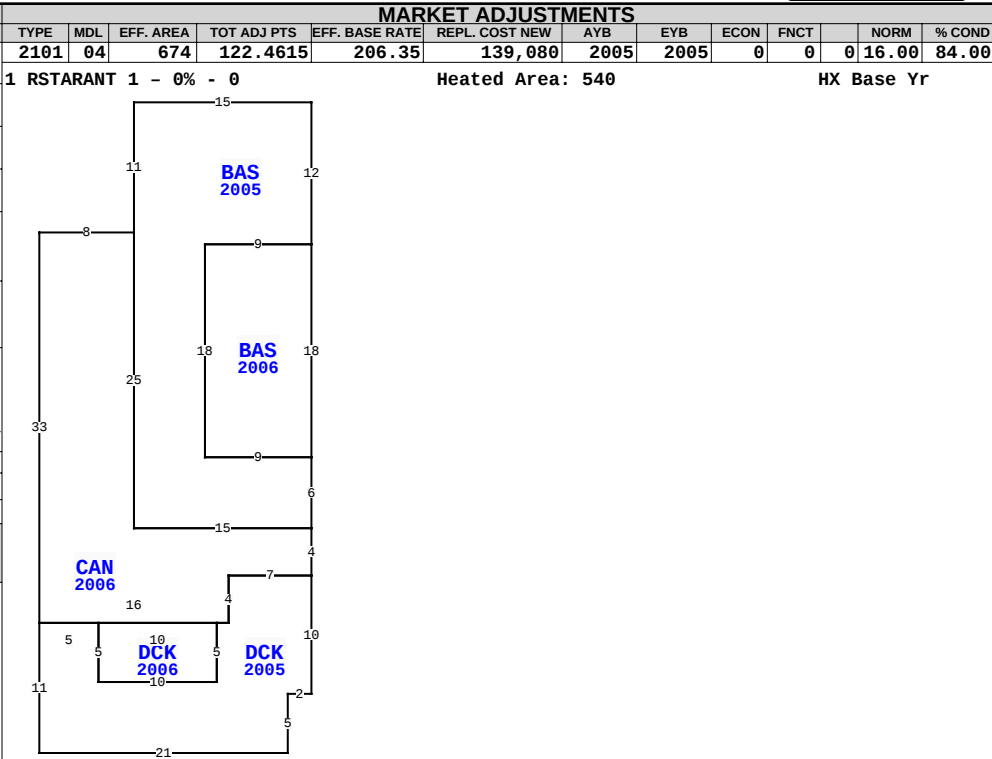
00-00-31-1800-0269-0262



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structur	04
Roof Cover	12
Interior Wall	05
Interior Floo	16
Ceiling	02
Air Condition	03
Heating Type	04
Fixtures	10
Frame	02
Story Height	15
RMS	3
Stories	1.
Units	0
Occupancy	00

Quality	03
DOR CODE	2100
MAP NUM	01
NEIGHBORHOOD/LOC	1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	378	100	2005	378	65,520
BAS	162	100	2006	162	28,080
CAN	356	30	2006	107	18,546
DCK	221	10	2005	22	3,814
DCK	50	10	2006	5	867



TOTALS	1,167	674	116,827
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	55	4	220.00	SF	10.00
2	1242	WD DECK A	0	0	4	3	12.00	SF	10.00
3	0442	STK FNC 5'	0	0	0	0	50.00	LF	16.20
4	1242	WD DECK A	0	0	4	5	20.00	SF	10.00
5	0681	POLE SHED	0	0	8	7	56.00	SF	15.00
6	1242	WD DECK A	0	0	8	7	56.00	SF	10.00

7 S 3RD ST, FERNANDINA BEACH

BLD DATE	06/17/2021
XF DATE	06/17/2021
INC DATE	

KK
KK

LGL DATE	
LAND DATE	
AG DATE	

03/27/2025	DC
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NASSAU COUNTY PROPERTY	
PAGE 1 of 1	2
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	116,827
TOTAL MARKET OB/XF VALUE	1,488
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	162,065
SOH/AGL Deduction	14,354
ASSESSED VALUE	147,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,711
TOTAL JUST VALUE	162,065
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091377	XFOB	2,400	10/08/2009
20072148	SIGN	100	12/03/2007
20052376	NEW CONSTR	7,000	08/05/2005
20052168	NEW CONSTR	5,000	07/07/2005
20052169	H/AC	5,000	07/07/2005
20052087	NEW CONSTR	85,000	06/28/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1693/0965	8/18/2010	WD U	I	I	30
GRANTOR: CITY-MART GARDEN CLUB					
GRANTEE: HAPPY TOMATO LLC					
1668/0698	3/01/2010	QC U	I	I	11
GRANTOR: CITY-MART ASSOCIATES					
GRANTEE: CITY-MART GARDEN CL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W15 S11 CAN=[YR=2006] W8 S33 DCK=[YR=2005] S11 E21 N5 E2 N10 W7 S4 W1 DCK=[YR=2006] W10 S5 E10 N5 S5 W10 N5 W5\$ E16 N4 E7 N4 W15 N25\$S25 E15 N6 BAS=[YR=2006] N18 W9 S18 E9\$W9 N18 E9 N12\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002100	C	RESTAURANT	0	0003	C-3	25.00	50.00	1,250.00