IN OR 2054/565
ESMT OR 394/627
EX R/W CASE #2002-CA96

GRILLAERT MICHAEL J
861782 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

01-2N-26-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

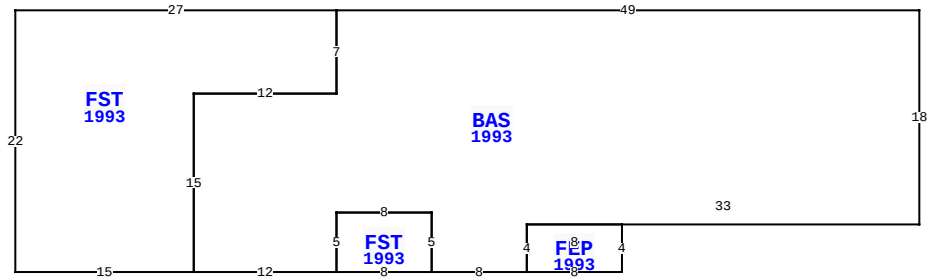
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1993	1,086	87,868
FEP	32	80	1993	26	2,104
FST	40	50	1993	20	1,618
FST	414	50	1993	207	16,748
TOTALS	1,572			1,339	108,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	1,339	126.3612	212.92	285,100	1983	1983	0	0	0	62.00	38.00

1 RSTARANT 1 – 0% - 0 Heated Area: 1112 HX Base Yr



462486 SR 200, YULEE

BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	05/09/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	108,338
TOTAL MARKET OB/XF VALUE	20,739
TOTAL LAND VALUE - MARKET	137,214
TOTAL MARKET VALUE	266,291
SOH/AGL Deduction	60,074
ASSESSED VALUE	206,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,217
TOTAL JUST VALUE	266,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24429	REPAIR/RRF	12,000	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2054/0565	6/13/2016	WD	Q	I	01	192,500
GRANTOR: BOSWELL COMPANY THE						
GRANTEE: GRILLAERT MICHAEL J						
0383/0024	4/01/1983	WD	U	V		47,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 FST=[YR=1993] W27 S22 E15 N15 E12 N7$ S7 W12 S15 E12 FST=[YR=1993] E8 N5 W8 S5$ N5 E8 S5 E8 FEP=[YR=1993] E8 N4 W8 S4$ N4 E33 N18$.

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	0803	ASPHALT C	0	0	0	0	18,004.00	SF	2.00	2.00	100	1983	1983	3	50	18,004	
2	0810	CONCRETE A	0	0	0	0	335.00	SF	6.50	6.50	100	1983	1983	3	38	827	
3	0443	STK FNC 6'	0	0	0	0	16.00	LF	10.00	10.00	100	1983	1983	3	20	32	
4	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	1990	1990	3	66	231	
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1983	1983	3	100	400	
6	0446	BOX FNC 6'	0	0	0	0	26.00	LF	20.00	20.00	100	1983	1983	3	20	104	
7	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1983	1983	3	20	622	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1983	1983	3	20	60	
9	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	1983	1983	3	38	59	
10	1123	CB 8"	0	0	21	2	42.00	SF	6.15	6.15	100	1983	1983	3	38	98	

TOTAL OB/XF 20,437

LAND DESCRIPTION

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	0004	CG	150.00	125.00	19,602.00	SF		1.00	1.00	1.00	7.00	7.00	137,214							

REVIEW DATE 02/09/2022 BY KK Total Acres: 0.45 Total Land Value: 137,214 Market: 0 Agricultural: 0 Common: 137,214 PRINTED 07/30/2025 BY SYS

IN OR 2054/565
ESMT OR 394/627
EX R/W CASE #2002-CA96

GRILLAERT MICHAEL J
861782 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

01-2N-26-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

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

BLD DATE	02/09/2022	KK	LGL DATE
XF DATE	02/09/2022	KK	LAND DATE 05/09/2025 DC
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	108,338
TOTAL MARKET OB/XF VALUE	20,739
TOTAL LAND VALUE - MARKET	137,214
TOTAL MARKET VALUE	266,291
SOH/AGL Deduction	60,074
ASSESSED VALUE	206,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,217
TOTAL JUST VALUE	266,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2054/0565	6/13/2016	WD	Q	I	01	192,500
GRANTOR: BOSWELL COMPANY THE						
GRANTEE: GRILLAERT MICHAEL J						
0383/0024	4/01/1983	WD	U	V		47,100
GRANTOR:						
GRANTEE:						

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
11	0423	CL FNC 5'	0	0	0	0	46.00	LF	6.85	6.85	100	2021	2021	3	96	302	

LAND DESCRIPTION

TOTAL OB/XF 302

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

REVIEW DATE 02/09/2022 BY KK Total Acres: 0.45 Total Land Value: 137,214 Market: 0 Agricultural: 0 Common: 137,214 PRINTED 07/30/2025 BY SYS