

PT E1/2 OF NE1/4 OF NW1/4 OF
SEC 16-3N-24E & PT OF LOTS
33 & 34 IN OR 2700/24

MOUNTJOY REAL ESTATE LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

16-3N-24-0000-0007-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1920	PROF DAYCARE

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	6002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	950	100	1994	950	66,569
BAS	1,650	100	1994	1,650	115,619
CAN	260	30	1993	78	5,466
UCP	960	20	1993	192	13,454

TOTALS	3,820			2,870	201,108
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	2,592.00	SF	2.00	2.00	
2	1127	BRICK 8"	0	0	0	0	159.00	SF	11.00	11.00	
3	0810	CONCRETE A	0	0	0	0	339.00	SF	6.50	6.50	
4	0430	CL FNC 6B	0	0	0	0	54.00	LF	9.70	9.70	
5	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	
6	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	43,166.00	SF	

REVIEW DATE	12/21/2022	BY	HS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	2,870	81.0160	113.02	324,367	1958	1992	0	0	0	38.00
1 RETAILSTOR - 0% - 2025 Heated Area: 2600 HX Base Yr											

551435 US HWY 1, HILLIARD	BLD DATE 03/20/2025	REA KKA	LGL DATE 04/29/2025	DC
	XF DATE 01/14/2020		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
5,538											

Total Acres: 0.00	Total Land Value: 107,915	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		201,108	
TOTAL MARKET OB/XF VALUE		5,538	
TOTAL LAND VALUE - MARKET		107,915	
TOTAL MARKET VALUE		314,561	
SOH/AGL Deduction		0	
ASSESSED VALUE		314,561	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		314,561	
TOTAL JUST VALUE		314,561	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		340,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220245	REMODEL	0	08/02/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2700/24	3/14/2024	SW	Q	I	01	350,000	
GRANTOR: JOHNSON'S MANAGEMENT							
GRANTEE: MOUNTJOY REAL ESTAT							
1348/1775	9/09/2005	WD	U	I	19	144,300	
GRANTOR: JOHNSON CONNIE L							
GRANTEE: JOHNSON'S MANAGEMEN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=1993] W40 S24 AOF=[YR=1994] W12 S50 CAN=[YR=1993] S5 E52 N5 BAS=[YR=1994] N50 W33 S50 E33\$ W52\$ E19 N50 W7\$ E40 N24\$.											