PT D FERNANDEZ GRANT
SEC 37-2N-28E IN OR 1715/1776
& ESMT RGTS IN OR 1490/254

ABC PROPERTIES LTD
8989 SOUTH ORANGE AVE
ORLANDO, FL 32824

2025

37-2N-28-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

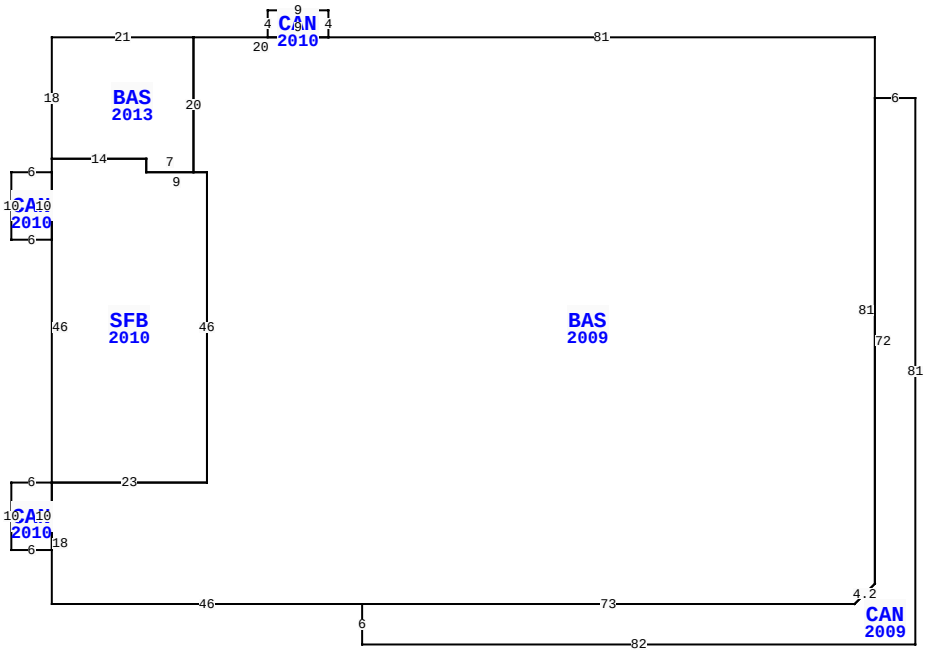
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,766	100	2009	8,766	1,034,262
BAS	392	100	2013	392	46,250
CAN	947	30	2009	284	33,508
CAN	36	30	2010	11	1,298
CAN	60	30	2010	18	2,124
CAN	60	30	2010	18	2,124
SFB	1,086	80	2010	869	102,529
TOTALS	11,347			10,358	1,222,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	10,358	114.2974	159.44	1,651,480	2009	2009	0	0	15	11.00	74.00

1 RETAILSTOR – 0% - 0 Heated Area: 10027 HX Base Yr



BLD DATE	02/25/2019	KK	LGL DATE	
XF DATE	02/25/2019	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

474574 SR 200, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 7

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	1,769,532
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,769,532
SOH/AGL Deduction	0
ASSESSED VALUE	1,769,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,769,532
TOTAL JUST VALUE	1,769,532
NCON VALUE	0
INCOME VALUE	1,769,532
PREVIOUS YEAR MKT VALUE	1,769,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16736	H/AC	0	12/01/2011
E23997	NEW CONSTR	0	11/01/2011
B25271	REMODEL	2,500	10/01/2011
C0922422	CO ISSUED	0	10/08/2009
E22121	ELEC OTHER	250	09/01/2009
M14784	MECH OTHER	6,000	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1715/1776	11/30/2010	WD	U	I	30	1,850,000
GRANTOR: ABC LIQUORS INC						
GRANTEE: ABC PROPERTIES LTD						
1490/0247	4/04/2007	WD	Q	V		900,000
GRANTOR: MARSH LAKES INVESTORS						
GRANTEE: ABC LIQUORS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W81 CAN=[YR=2010] N4 W9 S4 E9$ W20
BAS=[YR=2013] W21 S18 SFB=[YR=2010] S2 CAN=[YR=2010] W6
S10 E6 N10$ S46 E23 N46 W9 N2 W14$ E14 S2 E7 N20$ S20 E2 S46
W23 CAN=[YR=2010] W6 S10 E6 N10$ S18 E46 CAN=[YR=2009] S6
E82 N81 W6 S72 D3 L3 W73$ E73 U3 R3 N81$.

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	15,403.00	SF	2.00	2.00	100	2009	2009	3	62	19,100	
2	0400	CONC CURB	0	0	0	0	826.00	LF	15.00	15.00	100	2009	2009	3	92	11,399	
3	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2009	2009	3	92	138	
4	0812	CONCRETE C	0	0	0	0	204.00	SF	4.00	4.00	100	2009	2009	3	89	726	
5	0424	CL FNC 6'	0	0	0	0	60.00	LF	20.00	20.00	100	2009	2009	3	74	888	
6	4950	BOLLARD	0	0	0	0	27.00	UT	100.00	100.00	100	2009	2009	3	100	2,700	
7	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2009	2009	3	74	666	
8	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2009	2009	3	74	5,617	
9	0855	CONC PAVER	0	0	0	0	5,157.00	SF	10.00	10.00	100	2009	2009	3	89	45,897	
10	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2009	2009	3	35	1,750	

TOTAL OB/XF 88,881

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	001100	C	STORE 1FLR	0	0004	PUD	0.00	0.00	46,618.00	SF		1.00	1.00	1.00	12.50	12.50	582,725							

REVIEW DATE 02/25/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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& ESMT RGTS IN OR 1490/254

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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ASSESSED VALUE	1,769,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,769,532
TOTAL JUST VALUE	1,769,532
NCON VALUE	0
INCOME VALUE	1,769,532
PREVIOUS YEAR MKT VALUE	1,769,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12065	REPAIR/RRF	69,600	09/01/2009
M14725	MECH OTHER	0	08/01/2009
P13770	PLUMBING	0	05/01/2009

BLD DATE	02/25/2019	KK	LGL DATE
XF DATE	02/25/2019	KK	LAND DATE 04/25/2025 DC
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GRANTEE: ABC LIQUORS INC						

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	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2009	2009	3	74	333	
12	1126	CB/STC 8"	0	0	38	6	228.00	SF	8.00	8.00	100	2009	2009	3	89	1,623	
13	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	2009	2009	3	89	833	
14	0810	CONCRETE A	0	0	14	5	70.00	SF	6.50	6.50	100	2009	2009	3	89	405	
15	0976	DECORATIVE	0	0	0	0	3.00	UT	125.00	125.00	100	2009	2009	3	74	278	

LAND DESCRIPTION

TOTAL OB/XF 3,472

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 02/25/2019 **BY** KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 **PRINTED** 07/30/2025 BY SYS