

LOTS 12 & 13
SUB OF SEC 30 R/P OF LOT 11
DBK 102/389

ANDREE STUDIOS INC
2797 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0680-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	748	185	1993	1,384	134,200
BAS	1,640	100	1993	1,640	159,023
CAN	13	30	1993	4	388
TOTALS	2,401			3,028	293,612

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	3,502.00	SF	2.00
2	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00
3	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00
4	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002500	C	SRVC SHOPS	0	0003	CI	100.00	100.00	12,553.00

REVIEW DATE 06/02/2026 BY TD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2501	06	3,028	120.0571	108.95	329,901	1984	2010	0	0	11.00	89.00		
1 SERV SHOP 0% - 0 Heated Area: 2388 HX Base Yr													
1651 S 8TH ST, FERNANDINA BEACH													

TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026	DC						
4,441													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		302,026	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		302,026	
SOH/AGL Deduction		0	
ASSESSED VALUE		302,026	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		302,026	
TOTAL JUST VALUE		302,026	
NCON VALUE		0	
INCOME VALUE		302026	
PREVIOUS YEAR MKT VALUE		286,418	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009405	REMODEL	16,551	11/10/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2400/1938	10/16/2020	WD	Q	I	01	344,000	
GRANTOR: BETOM INC							
GRANTEE: ANDREE STUDIOS INC							
1892/0601	11/22/2013	SW	Q	I	01	175,000	
GRANTOR: PADGETT PROPERTIES IN							
GRANTEE: BETOM INC							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W40 S41 AOF=[YR=1993] S14 CAN=[YR=1993] S5E5 U5 L5 \$ D5 R5 E35 N19 W40\$ E40 N41\$.													

Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS