

PT OF LOT 15
IN OR 2259/838
SUB OF SEC 30 PB 1/5

TJ COURSON LLC/
819 T J COURSON ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0015-0050



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 60
Interior Wall	08	DECORATIVE 40
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height	11	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

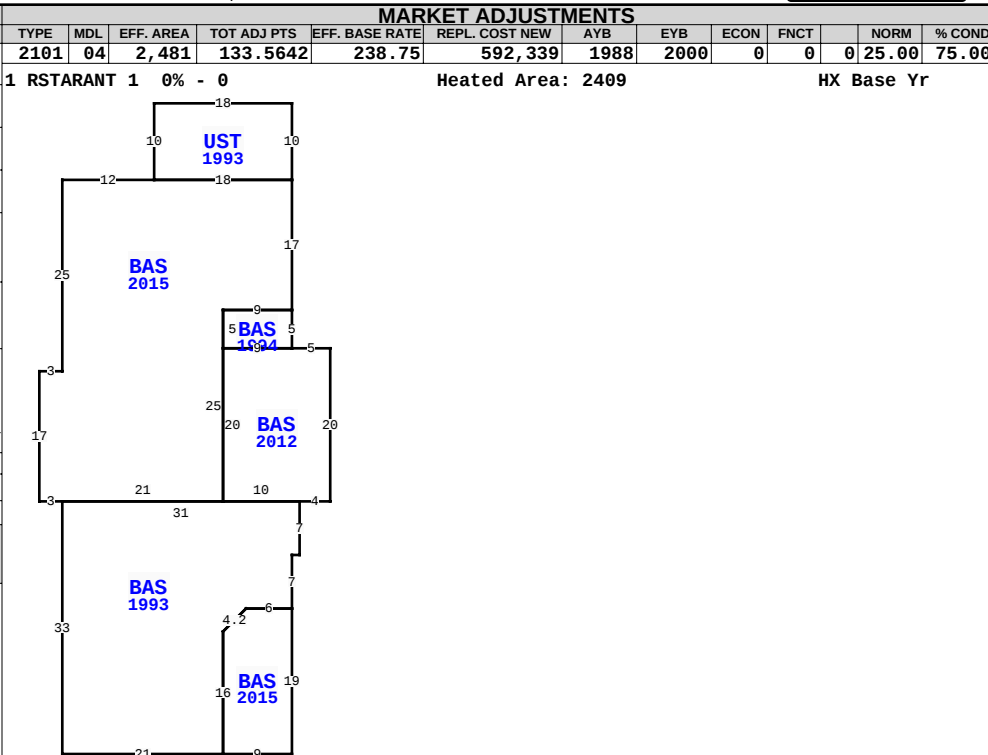
Quality 04 Quality Level 04

DOR CODE 2100 RESTAURANTS/CAFE

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	831	100	1993	831	148,801
BAS	45	100	1994	45	8,058
BAS	280	100	2012	280	50,138
BAS	167	100	2015	167	29,903
BAS	1,086	100	2015	1,086	194,462
UST	180	40	1993	72	12,893



TOTALS	2,589			2,481	444,254
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EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	24,459.00	SF	4.00	4.00	50	1988	1988	3	50	48,918	
2	0400	CONC CURB	0	0	0	0	354.00	LF	15.00	15.00	100	1988	1988	3	60	3,186	
3	0835	QUARY TILE	0	0	10	15	150.00	SF	10.00	10.00	100	1988	1988	3	49.5	743	
4	0812	CONCRETE C	0	0	0	0	1,640.00	SF	4.00	4.00	100	1988	1988	3	49.5	3,247	
5	0381	COOLER	0	0	10	12	120.00	SF	82.50	82.50	100	1988	1988	3	20	1,980	
6	0383	FREEZER	0	0	5	10	50.00	SF	105.00	105.00	100	1988	1988	3	20	1,050	
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	100	1988	1988	3	23	101	
8	1123	CB 8"	0	0	46	7	460.00	SF	6.15	6.15	100	1988	1988	3	49.5	1,400	
9	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	1988	1988	3	49.5	618	
10	0402	CONC BUMPE	0	0	0	0	33.00	UT	25.00	25.00	100	1988	1988	3	60	495	

LAND DESCRIPTION TOTAL OB/IF 61,738

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	CI	200.00	200.00	40,000.00	SF		1.00	1.00	1.00	15.00	15.00	600,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.92 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY PAGE 1 of 2 8

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	444,254
TOTAL MARKET OB/XF VALUE	77,984
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	1,122,238
SOH/AGL Deduction	330,531
ASSESSED VALUE	791,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	791,707
TOTAL JUST VALUE	1,122,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,008,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1229195	TOWNIES PIZZA DEL	0	05/01/2015
E1528621	TOWNIES PIZZA DEL	0	01/01/2014
B1328127	TOWNIES PIZZA DEL	0	12/01/2013
E1327082	TOWNIES PIZZA DEL	0	12/01/2013
M1319078	TOWNIES PIZZA DEL	0	12/01/2013
P1317062	TOWNIES PIZZA DEL	0	12/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2259/0838	3/04/2019	WD	Q	I	01
GRANTOR: CUERVO HOLDINGS LLC					
GRANTEE: TJ COURSON LLC					
1823/1354	11/05/2012	WD	U	I	30
GRANTOR: CUERVO JOSE R					
GRANTEE: CUERVO HOLDINGS LLC					

05/07/2026 DC

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W18 S10 BAS=[YR=2015] W12 S25 W3 S17 E3
BAS=[YR=1993] S33 E21 BAS=[YR=2015] E9 N19 W6 D3 L3 S16 \$
N16 U3 R3 E6 N7 E1 N7 BAS=[YR=2012] E4 N20 W5
BAS=[YR=1994] N5 W9 S5 E9\$ W9 S20 E10\$ W31\$ E21 N25 E9 N17
W18\$ E18 N10\$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		8
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
																				VALUATION BY												
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