PT OF LOT 37
IN OR 2709/999
ANNEXED INTO CITY LIMITS PER

JILL & GREGG'S AMP LLC/
835 TARPON AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0037-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

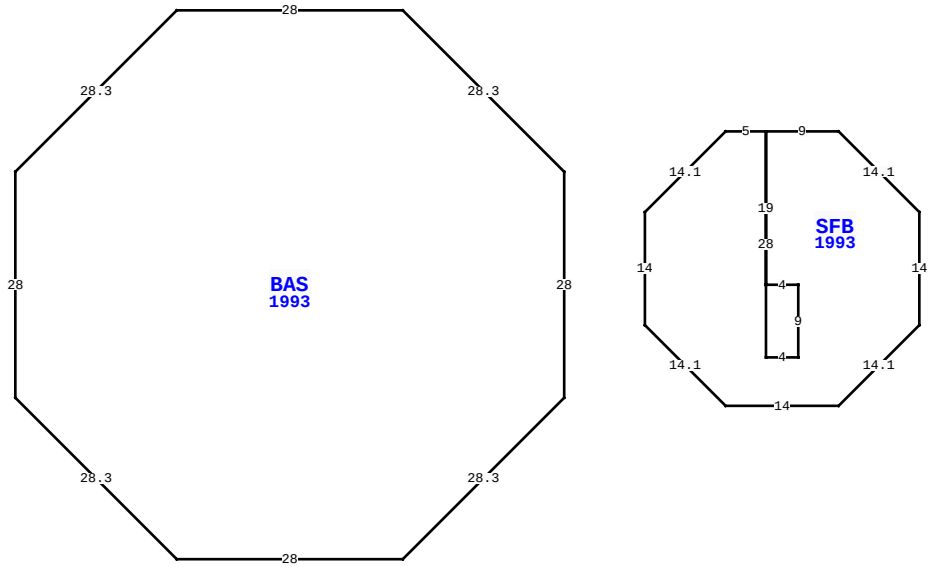
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	03	CONC FINSH 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	3200	THEATER/AUDITORIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,824	100	1993	3,824	161,767
SFB	920	80	1993	736	31,135
TOTALS	4,744			4,560	192,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3201	04	4,560	77.2681	141.01	643,006	1986	1986	0	20	0	50.00	30.00

1 THEATER 0% - 2025 Heated Area: 4560 HX Base Yr



BLD DATE	05/22/2020 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/07/2026 DC
AG DATE	

1955 ISLAND WALK WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	264,315
TOTAL MARKET OB/XF VALUE	13,338
TOTAL LAND VALUE - MARKET	437,844
TOTAL MARKET VALUE	715,497
SOH/AGL Deduction	22,680
ASSESSED VALUE	692,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	692,817
TOTAL JUST VALUE	715,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	629,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200008	REPAIR/RRF	2,000	02/21/2020
20161661	GARAGE	66,948	06/16/2016
20141292	SIGN	30	06/16/2014
20140019	H/AC	16,000	01/06/2014
20132808	NEW CONSTR	15,000	12/12/2013
20131504	DEMOLITION	550	06/28/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/999	4/19/2024	WD	U	I	11	100
GRANTOR: DILLINGHAM GREGG & JI						
GRANTEE: JILL & GREGG'S AMP						
1865/0652	6/24/2013	WD	Q	I	02	200,100
GRANTOR: ABC LIQUORS INC						
GRANTEE: DILLINGHAM GREGG &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 D20 L20 S28 D20 R20 E28 R20 U20 N28 U20 L20 $ PTR= E40S15 SFB=[YR=1993] L10 D10 S14 D10 R10 E14 R10 U10 N14 U10 L10 W9 S19E4S9W4N28W5$N15W40$.

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	18,100.00	SF	2.00	2.00	30	1986	1986	3	20	7,240	
2	0811	CONCRETE B	0	0	0	0	549.00	SF	5.20	5.20	100	1986	1986	3	44	1,256	
3	0400	CONC CURB	0	0	0	0	129.00	LF	15.00	15.00	100	1986	1986	3	56	1,084	
4	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1986	1986	3	22	684	
5	0810	CONCRETE A	0	0	0	0	232.00	SF	6.50	6.50	100	2014	2014	3	93	1,402	
6	0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00	20.00	100	2014	2014	3	55	275	
7	0444	BOX FNC 4'	0	0	0	0	17.00	LF	6.50	6.50	100	2014	2014	3	55	61	
8	0479	VF PICKET	0	0	0	0	40.00	LF	5.00	5.00	100	2014	2014	3	83	166	
9	1242	WD DECK A	0	0	0	0	180.00	SF	10.00	10.00	100	2016	2016	3	65	1,170	

LAND DESCRIPTION

TOTAL OB/XF 13,338

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	003200	C	THEATER	0	0006	C-2	150.00	230.00	36,487.00	SF		1.00	1.00	1.00	12.00	12.00	437,844							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.48 Total Land Value: 437,844 Market: 0 Agricultural: 0 Common: 437,844 PRINTED 07/09/2026 BY SYS

PT OF LOT 37
IN OR 2709/999
ANNEXED INTO CITY LIMITS PER

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2026

00-00-30-0800-0037-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

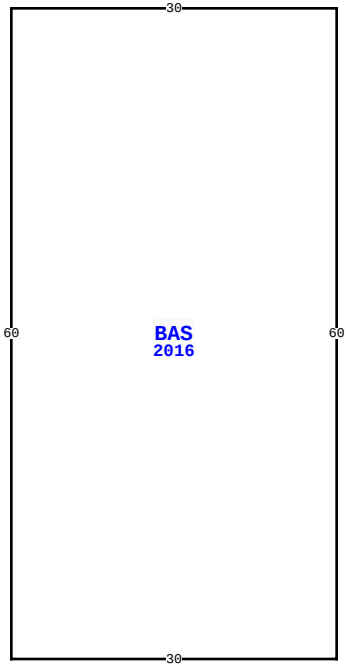
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	3200	THEATER/AUDITORIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2016	1,800	71,413
TOTALS	1,800			1,800	71,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,800	89.8128	42.66	76,788	2016	2016	0	0	0	7.00	93.00

2 STOR WAREH 0% - 2025 Heated Area: 1800 HX Base Yr



1955 ISLAND WALK WAY, FERNANDINA BEACH

BLD DATE	05/22/2020 KK	LGL DATE	
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	629,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: DILLINGHAM GREGG & JI						
GRANTEE: JILL & GREGG'S AMP						
1865/0652	6/24/2013	WD	Q	I	02	200,100
GRANTOR: ABC LIQUORS INC						
GRANTEE: DILLINGHAM GREGG &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W30 S60 E30 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.48 Total Land Value: 437,844 Market: 0 Agricultural: 0 Common: 437,844 PRINTED 07/09/2026 BY SYS