

BLOCK A LOTS 7 THRU 24
(EX 1/2 OF LOTS 7 THRU 11)
W PORT BEACH CASINO TRACT

BIG SPLASH FERNANDINA BEACHLLC
712 PROMENADE POINTE DR
ST AUGUSTINE, FL 32095

2026

00-00-31-1100-000A-0071



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 70
Interior Wall	08	DECORATIVE 30
Interior Floor	12	HARDWOOD 70
Interior Floor	03	CONC FINSH 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		38 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE

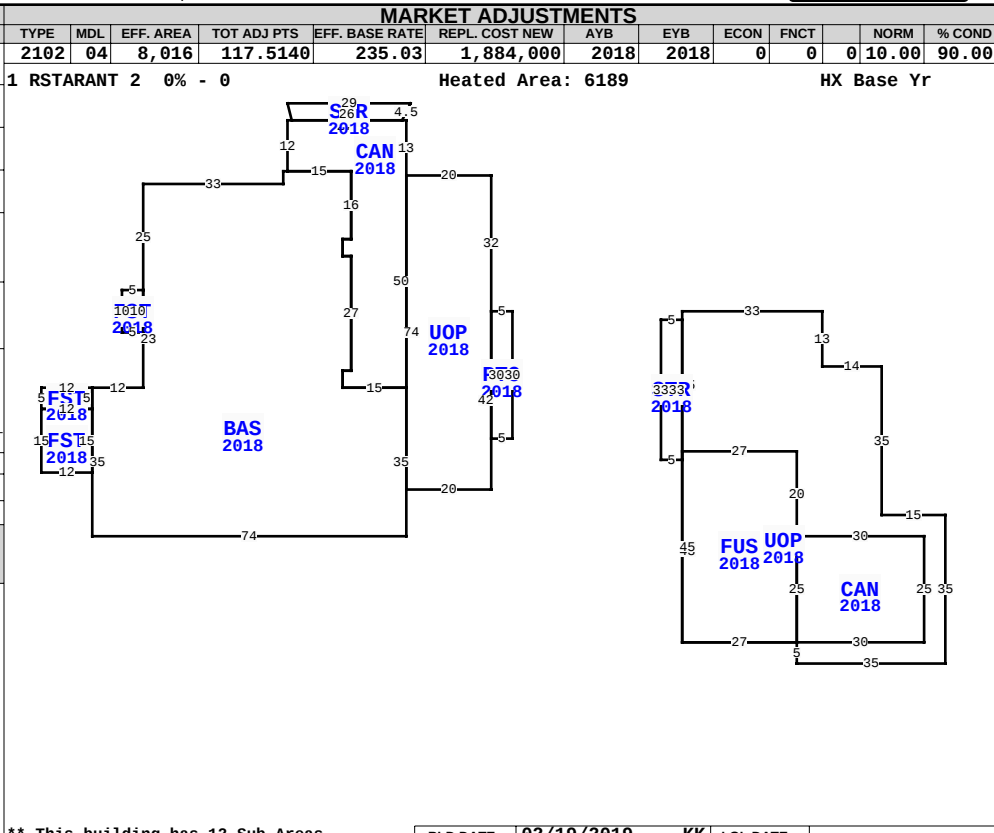
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,974	100	2018	4,974	1,052,135
CAN	750	30	2018	225	47,594
CAN	1,015	30	2018	304	64,304
FST	50	50	2018	25	5,288
FST	60	50	2018	30	6,346
FST	180	50	2018	90	19,038
FUS	1,215	100	2018	1,215	257,005
PTO	150	5	2018	8	1,692
STR	110	10	2018	11	2,327
STR	165	10	2018	16	3,384
TOTALS	14,258			8,016	1,695,600

EXTRA FEATURES		
L N	OB/IF CODE	DESCRIPTION

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	0803	ASPHALT C	0	0	0	0	14,478.00	SF	2.00	2.00	100	2018	2018	3	78	22,586	
2	0855	CONC PAVER	0	0	0	0	10,794.00	SF	10.00	10.00	100	2018	2018	3	96	103,622	
3	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100	2018	2018	3	96	3,195	
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2018	2018	3	97	97	
5	0400	CONC CURB	0	0	0	0	1,291.00	LF	15.00	15.00	100	2018	2018	3	97	18,784	
6	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2018	2018	3	90	22,770	
7	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2018	2018	3	90	1,800	
8	0649	LIGHTS-GD	0	0	0	0	6.00	SF	225.00	225.00	100	2018	2018	3	74	999	
9	0811	CONCRETE B	0	0	0	0	675.00	SF	5.20	5.20	100	2018	2018	3	96	3,370	
10	1126	CB/STC 8"	0	0	0	0	277.00	SF	8.00	8.00	100	2018	2018	3	96	2,127	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	002100	C



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	1,695,600	
TOTAL MARKET OB/XF VALUE	245,916	
TOTAL LAND VALUE - MARKET	1,901,875	
TOTAL MARKET VALUE	3,843,391	
SOH/AGL Deduction	234,440	
ASSESSED VALUE	3,608,951	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	3,608,951	
TOTAL JUST VALUE	3,843,391	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	3,672,454	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183711	ROOF	122,200	10/29/2018
20182571	FIRE	39,125	07/24/2018
20182355	FIRE	23,255	07/09/2018
20180868	NEW CONSTR-SALT L	1,496,563	03/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2127/0099	6/15/2017	SW	Q	V	03	1,400,000
GRANTOR: ALMA EXCHANGE BANK &						
GRANTEE: BIG SPLASH FERNANDI						

BUILDING NOTES		
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BUILDING DIMENSIONS		
PTO=[YR=2018]	W5 UOP=[YR=2018]	N32 W20 CAN=[YR=2018] N13
W1 STR=[YR=2018]	U4 R2 W29 D4 R1 E26\$ W27 S12	
BAS=[YR=2018]	W1 S3 W33 S25 FST=[YR=2018]	W5 S10 E5 N10\$
S23 W12 FST=[YR=2018]	W12 S5 FST=[YR=2018]	S15 E12 N15 W12\$
E12 N5\$ S35 E74 N35 W15 N4 E2 N27 W2 N4 E2 N16 W15\$ E15 S16		
W2 S4 E2 S27 W2 S4 E15 N50\$ S74 E20 N42\$ S30 E5 N30\$ PTR= E40		
UOP=[YR=2018]	E33 S13 E14 S35 E15 S35 W35 N5 CAN=[YR=2018]	
E30 N25 W30 FUS=[YR=2018]	N20 W27 S45 E27 N25\$ S25\$ W27 N43	
STR=[YR=2018]	W5 N33 E5 S33\$ N35\$ W40\$.	

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 1,901,875	Market: 0	Agricultural: 0	Common: 1,901,875	PRINTED 07/09/2026 BY SYS
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