

BLOCK A N12.50 FT OF THE E1/2
OF LOT 9 & E1/2 OF LOTS 10 &11
W PORT BEACH CASINO TRACT

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

2026

00-00-31-1100-000A-0090



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 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			
Fixtures		0 100			
Frame	02	WOOD FRAME 100			
Story Height		10 100			
RMS		1 100			
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			01
NEIGHBORHOOD/LOC	1061.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	2018	120	8,844
TOTALS	120			120	8,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	120	51.8700	76.77	9,212	2018	2018	0	0	0	4.00	96.00

2 RETAILSTOR

0% - 0

Heated Area: 120

HX Base Yr

10

12

12

10

BAS
2018

BLD DATE	02/19/2019	KK	LGL DATE	
XF DATE	02/19/2019	KK	LAND DATE	05/07/2026

DC