ALL LOTS 8 THRU 11 & PT LOTS
7 & 20 THRU 24 & PT OF BLCK 1
LOTS 22 THRU 26 W OF R/W

AIA EXPRESS DISCOUNT INC/
2429 SARAGOSSA AVE
JACKSONVILLE, FL 32217

2026

00-00-31-1680-0010-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

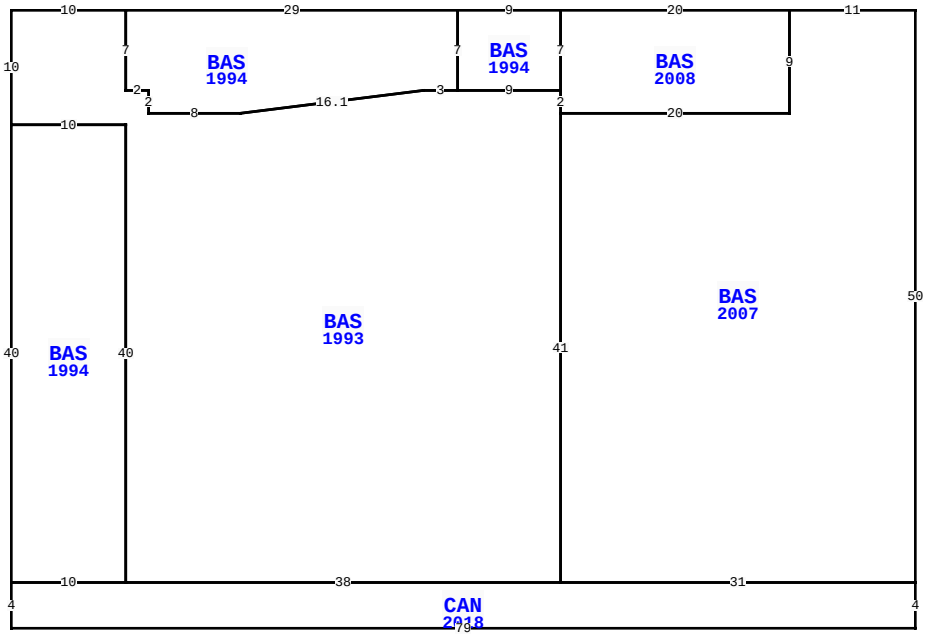
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
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	1,702	100	1993	1,702	128,787
BAS	63	100	1994	63	4,767
BAS	235	100	1994	235	17,782
BAS	400	100	1994	400	30,267
BAS	1,370	100	2007	1,370	103,665
BAS	180	100	2008	180	13,620
CAN	316	30	2018	95	7,189
TOTALS	4,266			4,045	306,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	4,045	105.9870	138.84	561,608	1985	1990	0	0	0	45.50	54.50

1 CONVESTORE 0% - 0 Heated Area: 3950 HX Base Yr



3331 S FLETCHER AV, FERNANDINA BEACH

BLD DATE	09/21/2018 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	306,076
TOTAL MARKET OB/XF VALUE	22,480
TOTAL LAND VALUE - MARKET	589,470
TOTAL MARKET VALUE	918,026
SOH/AGL Deduction	19,625
ASSESSED VALUE	898,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	898,401
TOTAL JUST VALUE	918,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	816,728

A1A EXPRESS DISCOUNT STORE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0018	REMODEL-SEE NOTES	18,000	07/15/2024
20181939	ROOF	5,850	06/08/2018
20141745	GAS	0	08/07/2014
20100986	GAS	800	06/14/2010
20100980	ELEC OTHER	2,500	06/11/2010
20100891	GAS	18,000	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1789/1089	4/17/2012	WD	Q	I	01	418,000
GRANTOR: THE PANTRY INC						
GRANTEE: AIA EXPRESS DISCOUN						
0603/1072	8/03/1990	WD	Q	I	02	346,400
GRANTOR: HUNTLEY LOUIS & WM T						
GRANTEE: HUNTLEY'S JIFFY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-69,0] W10 S10 E10 S40 E38 N41 N2 W9 W3 D2L16 W8 N2 W2 N7 $
BAS=[YR=2007;ORIG=0,0] W11 S9 W20 S41 E31 N50 $
BAS=[YR=1994;LABEL=Cooler;ORIG=-79,10] S40 E10 N40 W10 $
CAN=[YR=2018;ORIG=-79,50] S4 E79 N4 W31 W38 W10 $
BAS=[YR=1994;LABEL=Strg room;ORIG=-40,0] W29 S7 E2 S2 E8 U2R16 E3 N7 $
BAS=[YR=2008;LABEL=Office;ORIG=-11,0] W20 S7 S2 E20 N9 $
BAS=[YR=1994;ORIG=-31,0] W9 S7 E9 N7 $
.

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	0812	CONCRETE C	0	0	0	0	1,112.00	SF	4.00	4.00	100	1988	1988	3	49.5	2,202	
2	0803	ASPHALT C	0	0	0	0	5,129.00	SF	2.00	2.00	100	1985	1985	3	50	5,129	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1985	1985	3	21	531	
4	0446	BOX FNC 6'	0	0	0	0	34.00	LF	20.00	20.00	100	2000	2000	3	20	136	
5	0400	CONC CURB	0	0	0	0	73.00	LF	15.00	15.00	100	1985	1985	3	54	591	
6	0424	CL FNC 6'	0	0	0	0	18.00	LF	20.00	20.00	100	1985	1985	3	20	72	
7	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1996	1996	3	20	160	
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2000	2000	3	100	600	
9	7000	SIGN	0	0	5	5	1.00	SF	2,000.00	2,000.00	100	1986	1986	3	20	400	
10	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1985	1985	3	21	105	

TOTAL OB/XF 9,926

LAND DESCRIPTION

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	001410	C	CONV STORE	0	0006	C-1	0.00	0.00	19,649.00	SF		1.00	1.00	1.00	30.00	30.00	589,470							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 589,470 Market: 0 Agricultural: 0 Common: 589,470 PRINTED 07/09/2026 BY SYS

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TOTALS					

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	816,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091527	GAS	102,437	11/05/2009
20091528	ELEC OTHER	10,500	11/05/2009
20091336	REPAIR/RRF	20,000	10/02/2009
20081321	ELEC OTHER	0	08/25/2008
20070865	ELEC OTHER	600	05/17/2007
20070854	H/AC	9,898	05/16/2007

SALES DATA

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BUILDING DIMENSIONS

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
11	0812	CONCRETE C	0	0	0	0	2,146.00	SF	4.00	4.00	100	2010	2010	3	89	7,640	
12	4310	CANOPIES F	0	0	36	24	864.00	UT	22.75	22.75	100	2010	2010	3	25	4,914	

LAND DESCRIPTION

TOTAL OB/XF 12,554

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 589,470 Market: 0 Agricultural: 0 Common: 589,470 PRINTED 07/09/2026 BY SYS