

BLK 4 LOTS 1 THRU 6, N 10FT
LOT 7, PT TRACT A OF SOUTH
BEACH SUB PBK 3/11 & TRACT 1-A

FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034

2026

00-00-31-1720-0004-0016



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	11	CLAY TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		34 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		9 100
Units		6 100
BUD8 Adjustme	02	DIST FB 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
AOF	396	100	1994	396	15,171
BAS	990	100	1993	990	37,927
BAS	1,248	100	1993	1,248	47,811
BAS	324	100	2018	324	12,413
BAS	342	100	2018	342	13,102
BAS	851	100	2019	851	32,602
CAN	108	30	1993	32	1,226
CAN	1,020	30	1993	306	11,723
FST	32	50	1993	16	613
FST	54	50	1993	27	1,034
TOTALS	5,743			4,834	185,192

** This building has 11 Sub-Areas

3199 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	11/17/2021	KK
XF DATE		
INC DATE		

LGL DATE		
LAND DATE	05/07/2026	DC
AG DATE		

L N	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	8,625.00	SF	2.00	2.00	100	1995	1995	3	50	8,625	
2	0810	CONCRETE A	0	0	0	0	694.00	SF	6.50	6.50	100	1980	1980	3	29	1,308	
3	0820	WOOD WALK	0	0	41	3	171.00	SF	11.75	11.75	100	1988	1988	3	40	804	
4	1123	CB 8"	0	0	0	0	252.00	SF	6.15	6.15	100	1998	1998	3	72	1,116	
5	0810	CONCRETE A	0	0	23	9	207.00	SF	6.50	6.50	100	1998	1998	3	72	969	
6	0940	SHEDS/PORT	0	0	19	12	228.00	SF	30.00	30.00	100	1998	1998	3	20	1,368	
7	0810	CONCRETE A	0	0	24	18	432.00	SF	6.50	6.50	100	2001	2001	3	77	2,162	
8	0811	CONCRETE B	0	0	179	5	895.00	SF	5.20	5.20	100	1989	1989	3	52	2,420	
9	1242	WD DECK A	0	0	0	0	904.00	SF	10.00	10.00	100	1990	1990	3	20	1,808	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1989	1989	3	24	72	

LAND DESCRIPTION										TOTAL OB/XF										20,652									
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	R-3	300.00	221.00	66,300.00	SF		1.00	1.00	1.00	20.00	20.00	1,326,000												
2	009602	C	RETENTION PO	0	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100												
3	009400	C	RIGHT-OF-WAY	0	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100												
													</																

**FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034**

00-00-31-1720-0004-0016

[illegible]

**FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034**

00-00-31-1720-0004-0016

[illegible]

**FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034**

00-00-31-1720-0004-0016

[illegible]

**FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034**

00-00-31-1720-0004-0016

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 7										2	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		10		ABOVE AVG 100		8600		04		128		72.2610		19.51		2,497		2018		2018		0		0		14.00		86.00		VALUATION BY					STANDARD						
Roof Structur		04		WOOD TRUSS 100		7		BARN		0%		0				Heated Area: 117														Tax Group: 2					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					1,161,121						
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					98,068						
Interior Floo		01		NONE 100																										TOTAL LAND VALUE - MARKET					1,326,200						
Ceiling		04		NONE 100																										TOTAL MARKET VALUE					2,585,389						
Air Condition		01		NONE 100																										SOH/AGL Deduction					117,874						
Heating Type		01		NONE 100																										ASSESSED VALUE					2,467,515						
Fixtures				2 100																										TOTAL EXEMPTION VALUE					0						
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					2,467,515						
Story Height				9 100																										TOTAL JUST VALUE					2,585,389						
RMS				1 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					2,243,195						
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		2100		RESTAURANTS/CAFE																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1060.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		117		100		2018		117		1,963																															
CAN		36		30		2018		11		185																															
TOTALS		153						128		2,147																															
EXTRA FEATURES																																									
L N		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											

**FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034**

00-00-31-1720-0004-0016

[illegible]

**FLANSOUTH LLC/
PO BOX 16496
FERNANDINA BEACH, FL 32034**

00-00-31-1720-0004-0016

[illegible]