

PT OF LOT 25 "25-1L"
UNR LEASE DATED 1-1-1997
{BRETT'S WATERWAY CAFE-LESSEE}

CITY OF FERNANDINA BEACH/
C/O CENTRE ST RESTAURANT GROUP, 204 ASH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1760-0025-001L

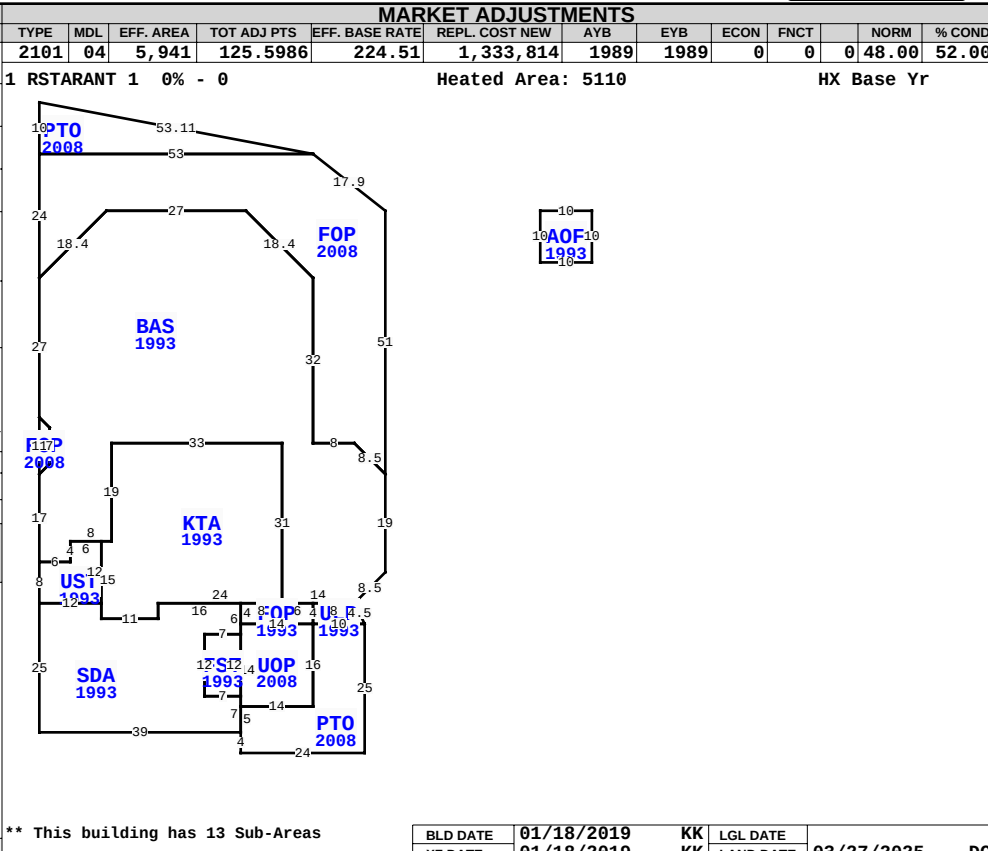


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	23	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	9000	LEASEHOLD INTEREST

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.0400		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	100	1993	100	11,675
BAS	3,072	100	1993	3,072	358,641
FOP	56	30	1993	17	1,985
FOP	18	30	2008	5	584
FOP	1,477	30	2008	443	51,718
FST	84	50	1993	42	4,903
KTA	1,080	110	1993	1,188	138,693
PTO	265	5	2008	13	1,518
PTO	376	5	2008	19	2,218
SDA	858	110	1993	944	110,207
TOTALS	7,766			5,941	693,583



** This building has 13 Sub-Areas

1 S FRONT ST, FERNANDINA BEACH

BLD DATE	01/18/2019	KK	LGL DATE	
XF DATE	01/18/2019	KK	LAND DATE	03/27/2025
INC DATE			AG DATE	DC

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0382	CHILLER	0	0	9	4	36.00	SF	92.50
2	0381	COOLER	0	0	9	6	54.00	SF	82.50
3	0381	COOLER	0	0	8	6	48.00	SF	82.50

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
92.50	100	1989	1989	3	20	666	
82.50	100	1989	1989	3	20	891	
82.50	100	1989	1989	3	20	792	

LAND DESCRIPTION										TOTAL OB/XF										2,349						
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	009000	C	LEASE INT	0	0003	IW	0.00	0.00	7,691.52	SF		1.00	1.00	1.00	55.00	55.00	423,034									