

BLOCK 1 LOTS 31 32 27 28 & 29
IN OR 1199/1741 & PT OR 1122/6
EX 20.80' OF N 48.2' OF LOT 31

RACHRIDGE LLC
PO BOX 16569
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0001-0310



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 60
Interior Wall	05	DRYWALL 40
Interior Floo	07	CORK/VILE 80
Interior Floo	03	CONC FINSH 20
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		22 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		10 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3300	NIGHTCLUB/BARS

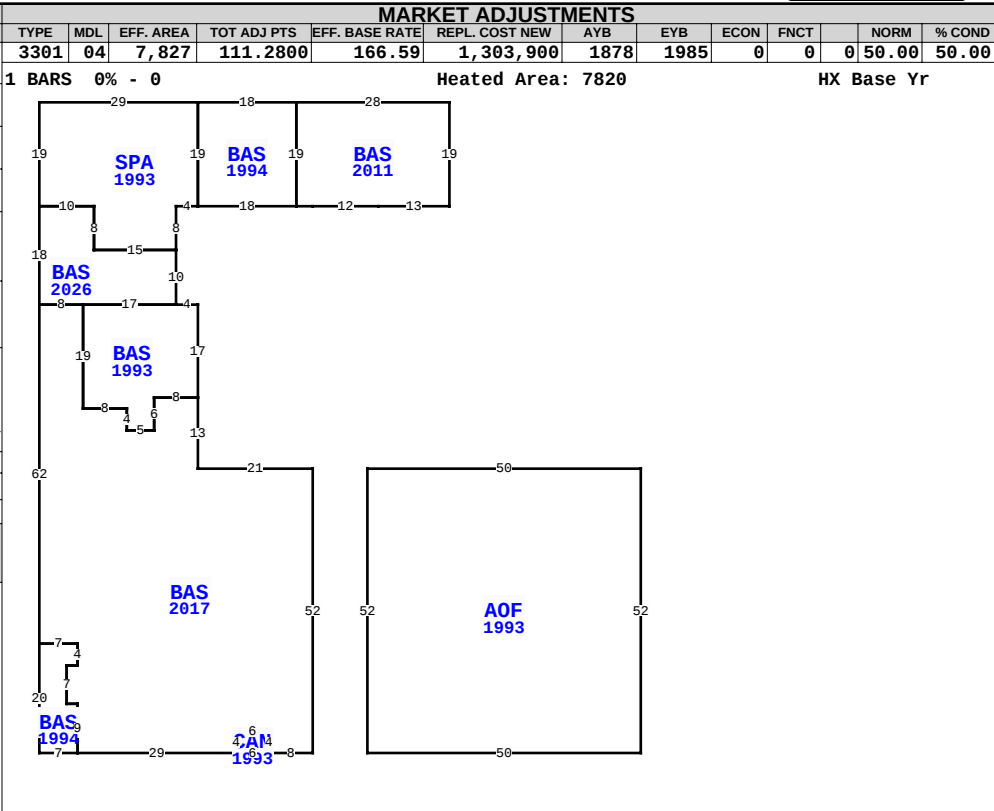
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,600	100	1993	2,600	216,567
BAS	403	100	1993	403	33,568
BAS	126	100	1994	126	10,495
BAS	342	100	1994	342	28,487
BAS	532	100	2011	532	44,313
BAS	2,917	100	2017	2,917	242,972
BAS	330	100	2026	330	27,488
CAN	24	30	1993	7	583
SPA	671	85	1993	570	47,478

TOTALS	7,945			7,827	651,950
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0966	FIRE SPRNK	0	0	0	0	7,993.00	SF	3.00
2	0097	AWNING CN	0	0	0	0	4.00	SF	65.00
3	0097	AWNING CN	0	0	0	0	22.00	SF	65.00
4	0381	COOLER	0	0	11	8	88.00	SF	82.50
5	0383	FREEZER	0	0	10	8	80.00	SF	105.00
6	0382	CHILLER	0	0	10	6	60.00	SF	92.50
7	0964	HALON SYST	0	0	8	4	32.00	SF	50.00
8	0142	BAR TOP A	0	0	0	0	30.00	LF	165.00
9	0442	STK FNC 5'	0	0	0	0	135.00	LF	8.10
10	0350	CARPORT WD	0	0	15	16	240.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	003300	C	NIGHT CLUB	0	0003	C-3	50.00	76.00	3,922.00
2	001000	C	COMMERCIAL	0	0003	C-3	75.00	100.00	7,500.00



BLD DATE	07/10/2025	KW	LGL DATE	
XF DATE			LAND DATE	05/04/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF									
33,559									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0966	FIRE SPRNK	0	0	0	0	7,993.00	SF	3.00
2	0097	AWNING CN	0	0	0	0	4.00	SF	65.00
3	0097	AWNING CN	0	0	0	0	22.00	SF	65.00
4	0381	COOLER	0	0	11	8	88.00	SF	82.50
5	0383	FREEZER	0	0	10	8	80.00	SF	105.00
6	0382	CHILLER	0	0	10	6	60.00	SF	92.50
7	0964	HALON SYST	0	0	8	4	32.00	SF	50.00
8	0142	BAR TOP A	0	0	0	0	30.00	LF	165.00
9	0442	STK FNC 5'	0	0	0	0	135.00	LF	8.10
10	0350	CARPORT WD	0	0	15	16	240.00	SF	13.00

TOTAL OB/XF									
33,559									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	003300	C	NIGHT CLUB	0	0003	C-3	50.00	76.00	3,922.00
2	001000	C	COMMERCIAL	0	0003	C-3	75.00	100.00	7,500.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					651,950				
TOTAL MARKET OB/XF VALUE					33,559				
TOTAL LAND VALUE - MARKET					1,323,850				
TOTAL MARKET VALUE					2,009,359				
SOH/AGL Deduction					547,558				
ASSESSED VALUE					1,461,801				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,461,801				
TOTAL JUST VALUE					2,009,359				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,587,809				

THE DECANTRY (PALACE WINE & SPIRITS) : AS 7/2025K			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2024-0	CHANGE OF USE OF	15,000	01/28/2025
DEMC-2024-0	INTERIOR DEMOLITI	1,500	02/26/2024
BLDC-2023-0	NEW SHADE SAIL CA	2,000	01/29/2024
BLDC-2023-0	CONSTRUCTION OF 0	5,000	11/14/2023
20172219	REMODEL	1,850	07/20/2017
20172151	REMODEL	75,000	07/13/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1199/1741	1/06/2004	WD U	I	21	
GRANTOR: CAMBRIDGE SOUTH INC					
GRANTEE: RACHRIDGE LLC					
1122/0003	3/17/2003	WD U	I	12	
GRANTOR: JOHNSON RICHARD A					
GRANTEE: CAMBRIDGE SOUTH INC					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2017;LABEL=The Decantery;ORIG=-75,37] S62 E7 S4 W2 S7 E2 S9 E29 N4 E6 S4 E8 N52 W21 N13 W8 S6 W5 N4 W8 N19 W8 \$									
AOF=[YR=1993;LABEL=offices above;ORIG=-15,67] E50 S52 W50 N52 \$									
SPA=[YR=1993;ORIG=-46,0] W29 S19 E10 S8 E15 N8 E4 N19 \$									
BAS=[YR=2011;LABEL=future cigar room;ORIG=0,0] W28 S19 E3 E12 E13 N19 \$									
BAS=[YR=1993;ORIG=-46,54] N17 W4 W17 S19 E8 S4 E5 N6 E8 \$									
BAS=[YR=1994;LABEL=pool tables;ORIG=-28,0] W18 S19 E18 N19 \$									
BAS=[YR=2026;ORIG=-75,19] E10 S8 E15 S10 W17 W8 N18 \$									
BAS=[YR=1994;LABEL=stairs;ORIG=-75,99] S20 E7 N9 W2 N7 E2 N4 W7 \$									