



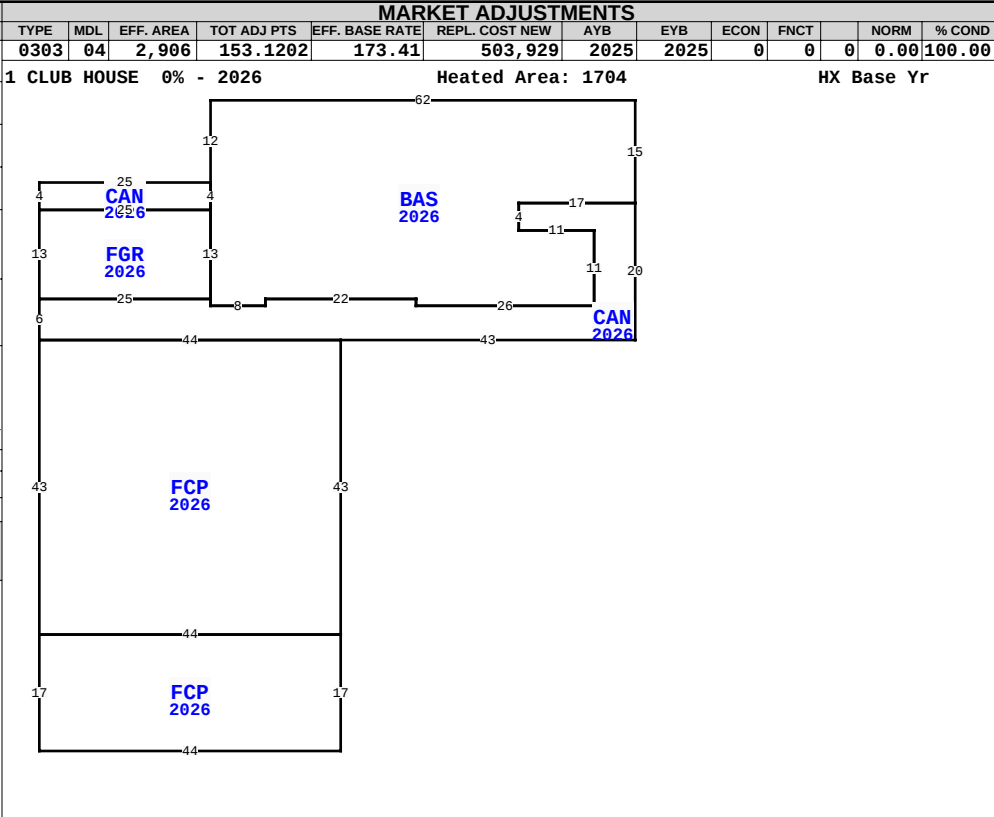
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	04	REIN CONC 100
Story Height	10	100
RMS	6	100
Stories	1.	1. 100
Units	0	100

Quality	06	Quality Level 06
DOR CODE	3200	THEATER/AUDITORIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	2026	1,704	295,491
CAN	100	30	2026	30	5,202
CAN	616	30	2026	185	32,081
FCP	748	30	2026	224	38,844
FCP	1,892	30	2026	568	98,497
FGR	325	60	2026	195	33,815

TOTALS	5,385			2,906	503,929
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1123	CB 8"	0	0	26	6	156.00	SF	6.15
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
3	0443	STK FNC 6'	0	0	0	0	130.00	LF	10.00
4	1123	CB 8"	0	0	150	5	750.00	SF	6.15
5	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00
6	0881	FOUNTAIN	0	0	0	0	1.00	UT	5,000.00
7	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00



116 N 2ND ST, FERNANDINA BEACH

BLD DATE	07/17/2025	KW	LGL DATE	
XF DATE			LAND DATE	07/24/2025
INC DATE			AG DATE	DC

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	1123	CB 8"	0	0	26	6	156.00	SF	6.15	6.15	100	2026	2025		100	959	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2026	2025		100	600	
3	0443	STK FNC 6'	0	0	0	0	130.00	LF	10.00	10.00	100	2026	2025		100	1,300	
4	1123	CB 8"	0	0	150	5	750.00	SF	6.15	6.15	100	2026	2025		100	4,613	
5	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2026	2025		100	900	
6	0881	FOUNTAIN	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	
7	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION										TOTAL OB/XF										13,772
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
1	003200	C	THEATER	0	0006	C-3	100.00	125.00	12,500.00	SF		1.00	1.00	1.00	50.00	50.00	625,000			

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 2										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										503,929										
TOTAL LAND VALUE - MARKET										13,772										
TOTAL MARKET VALUE										625,000										
SOH/AGL Deduction										20,000										
ASSESSED VALUE										1,122,761										
TOTAL EXEMPTION VALUE										0										
BASE TAXABLE VALUE										1,122,761										
TOTAL JUST VALUE										1,142,761										
NCON VALUE										517,761										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										625,000										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2023-0	NEW CONSTRUCTION	678,645	01/12/2024
20190015	DEMOLITION	0	05/20/2019
985026	VINYL SOFFIT OVER	0	02/23/1999
984536	RE-ROOF	2,000	11/17/1998
984509	H/AC	0	11/11/1998
4992	REPAIR/RRF	900	08/25/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE		
2462/1447	3/25/2021	WD	U	V	V	11	100		
GRANTOR: CMR ISLAND PROPERTIES									
GRANTEE: POYNTER FAMILY HOLD									
2446/0895	3/25/2021	WD	P	I	I	98	650,000		
GRANTOR: CMR ISLAND PROPERTIES									
GRANTEE: POYNTER FAMILY HOLD									

BUILDING NOTES									
BAS=[YR=2026;ORIG=30,-10] E62 S15 W17 S4 E11 S11 W26 N1 W22 S1 W8 N1 N13 N4 N12 \$									
FGR=[YR=2026;ORIG=30,6] W25 S13 E25 N13 \$									
CAN=[YR=2026;ORIG=30,6] W25 N4 E25 S4 \$									
CAN=[YR=2026;ORIG=5,19] S6 E44 E43 N20 W17 S4 E11 S11 W26 N1 W22 S1 W8 N1 W25 \$									
FCP=[YR=2026;ORIG=5,25] E44 S43 W44 N43 \$									
FCP=[YR=2026;ORIG=5,68] E44 S17 W44 N17 \$									