

BLOCK 9 ALL OF LOTS 27 & 28
IN OR 1960/834
ESMT PT OR 2214/1119

BIMBI LLC
109 N 3RD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0009-0270



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FNSH 70
Interior Floor	15 HARDTILE 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	14 100
Frame	02 WOOD FRAME 100
Story Height	12 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	2100 RESTAURANTS/CAFE
MAP NUM	MKT AREA
	01
NEIGHBORHOOD/LOC	1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	1993	560	84,230
BAS	483	100	2010	483	72,649
BAS	240	100	2013	240	36,099
BAS	422	100	2014	422	63,473
BAS	1,162	100	2014	1,162	174,778
STR	108	10	2013	11	1,655
UST	1,584	40	2013	634	95,361
TOTALS	4,559			3,512	528,246

EXTRA FEATURES	
L N	OB/XF CODE
1	0446 BOX FNC 6'
2	0855 CONC PAVER
3	0810 CONCRETE A
4	0855 CONC PAVER
5	0810 CONCRETE A
6	0446 BOX FNC 6'
7	0445 BOX FNC 5'
8	0976 DECORATIVE
9	0446 BOX FNC 6'
10	0463 FENCE GATE

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2101	04	3,512	109.2830	195.34	686,034	1987	2001	0	0	23.00	77.00
1 RSTARANT 1 0% - 0 Heated Area: 2867 HX Base Yr											
109 N 3RD ST, FERNANDINA BEACH											

BLD DATE	12/28/2021	KK	LGL DATE	
XF DATE			LAND DATE	03/27/2025
INC DATE			AG DATE	DC

LAND DESCRIPTION	
L N	USE CODE
1	002100 C RESTAURANT

TOTAL OB/XF											
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
5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000			

NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	528,246
TOTAL MARKET OB/XF VALUE	10,149
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	788,395
SOH/AGL Deduction	211,295
ASSESSED VALUE	577,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	577,100
TOTAL JUST VALUE	788,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	771,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170486	REMODEL	1,500	02/22/2017
20140507	REMODEL	600	03/14/2014
20131357	H/AC	19,800	06/14/2013
20130552	REMODEL	5,500	03/19/2013
20130502	REMODEL	9,700	03/12/2013
20130410	ADDITION	186,000	03/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1960/0834	1/30/2015	WD U	I	30	
GRANTOR: TIZZANO ANTONINO & KA					
GRANTEE: BIMBI LLC					
1342/1587	8/17/2005	WD Q	I		285,000
GRANTOR: DOWN UNDER MARINA RES					
GRANTEE: TIZZANO ANTONINO					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2010] W21 BAS=[YR=1993] N2 W20 S8 BAS=[YR=2014] W32 BAS=[YR=2014] W12 S36 E44 N4 BAS=[YR=2013] E20 N12 W20 S12\$ N12 W10 N8 U2 L2 W20 N10\$ S10 E20 D2 R2 S8 E10 N20\$ S20 E20 N26\$ S23 E21 N23\$ PTR= E40 UST=[YR=2013] E19 S36 W44 N36 STR=[YR=2013] W2 N4 E27 S4 W25\$ E25\$ W40\$.	

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