BLOCK 10 LOT 2
CITY OF FDNA BEACH

JCJ TRUST LLC/
PO BOX 2266
WAYCROSS, GA 31502

2026

00-00-31-1800-0010-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	17	CB STUCCO 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 50
Interior Floo	12	HARDWOOD 50
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY Level 06
Occupancy	00	OCCUPANCY 100

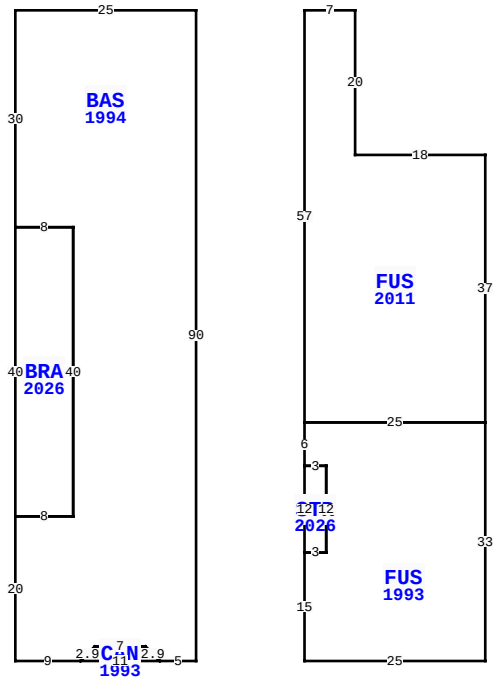
DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100	1994	1,912	545,688
BRA	320	110	2026	352	100,461
CAN	18	30	1993	5	1,427
FUS	789	100	1993	789	225,182
FUS	1,065	100	2011	1,065	303,953
STR	36	10	2026	4	1,141
TOTALS	4,140			4,127	1,177,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
3301	04	4,127	146.6514	219.54	906,042	1878	2015	0	0	130	6.00	130.00

1 BARS 0% - 0 Heated Area: 4086 HX Base Yr



10 N 2ND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,177,855
TOTAL MARKET OB/XF VALUE	10,750
TOTAL LAND VALUE - MARKET	410,156
TOTAL MARKET VALUE	1,598,761
SOH/AGL Deduction	0
ASSESSED VALUE	1,598,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,598,761
TOTAL JUST VALUE	1,598,761
NCON VALUE	249,014
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,416,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0074	ADDITION OF A NEW	0	10/02/2025
2024-0048			07/31/2025
BLDC-2024-0	COMMERCIAL RENOVA	1,900,322	07/29/2024
DEMC-2024-0	SELECTIVE DEMOLIT	60,000	04/26/2024
20200003	DEMO - INTERIOR	4,000	03/12/2020
20111407	REMODEL	2,000	08/17/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2453/0516	4/13/2021	SW	Q	I	01	1,100,000
GRANTOR: 10 N 2ND STREET LLC						
GRANTEE: JCJ TRUST LLC						
2321/1544	11/27/2019	WD	Q	I	01	1,050,000
GRANTOR: KAVANAUGH ELWIN CLINC						
GRANTEE: 10 N 2ND STREET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;LABEL=Tigre Island Room;ORIG=0,0] W25 S30 E8 S40 W8 S20 E9 U2R2 E7 D2R2 E5 N90 $
FUS=[YR=2011;LABEL=VIP Lounge;ORIG=40,57] N37 W18 N20 W7 S57 E25 $
FUS=[YR=1993;LABEL=VIP Lounge #1;ORIG=15,90] E25 N33 W25 S6 E3 S12 W3 S15 $
CAN=[YR=1993;ORIG=-16,90] E11 U2L2 W7 D2L2 $
BRA=[YR=2026;ORIG=-25,30] E8 S40 W8 N40 $
STR=[YR=2026;ORIG=15,63] E3 S12 W3 N12 $
.

EXTRA FEATURES

LN	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
4	0855	CONC PAVER	0	0	0	0	675.00	SF	10.00	10.00	100	2026	2025		100	6,750	
5	0462	ST/AL FNC	0	0	50	8	400.00	SF	10.00	10.00	100	2026	2025		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 10,750

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003300	C	NIGHT CLUB	0	0003	C-3	25.00	125.00	3,125.00	SF		1.00	1.00	0.75	175.00	131.25	410,156							

REVIEW DATE 01/07/2026 BY KW Total Acres: 0.00 Total Land Value: 410,156 Market: 0 Agricultural: 0 Common: 410,156 PRINTED 07/09/2026 BY SYS