

BLOCK 10 LOTS 3 & 4
(EX THE NORTH 9 FT)
IN OR 2484/486

JCJ TRUST LLC
P O BOX 2266
WAYCROSS, GA 31502

2026

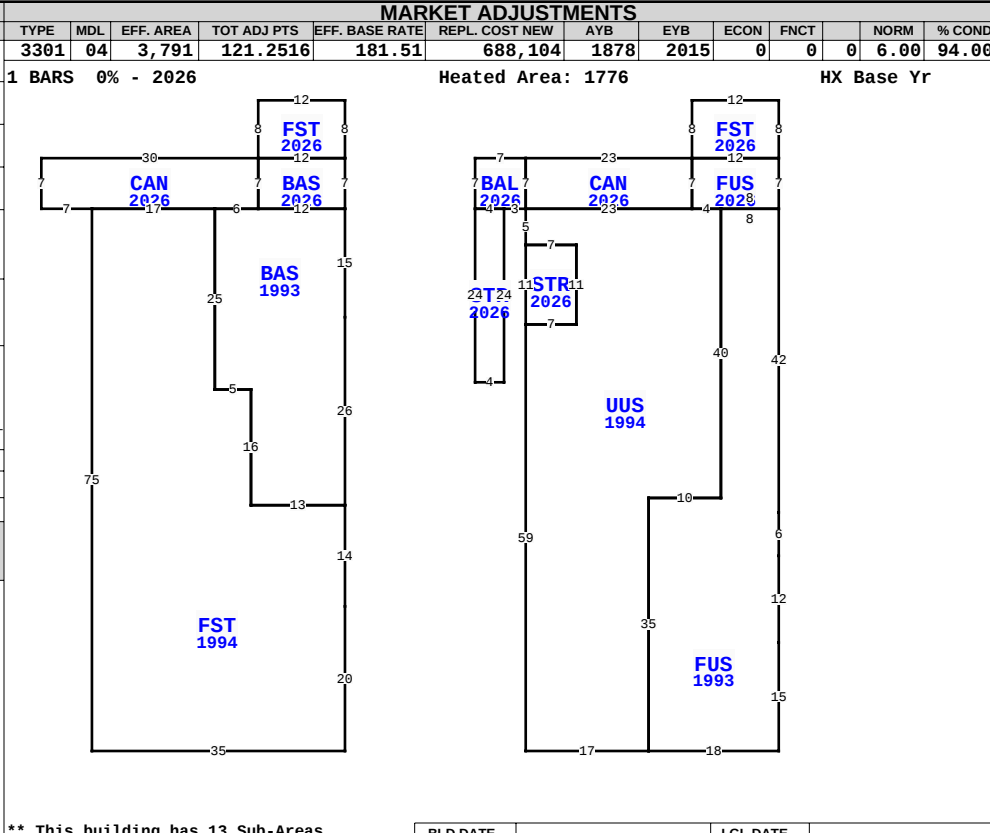
00-00-31-1800-0010-0030



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	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
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	12	100
Frame	03	MASONRY 100
Story Height	16	100
RMS	8	100
Stories	2.	2. 100
Units	0	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
BAL	49	15	2026	7	1,195
BAS	658	100	1993	658	112,268
BAS	84	100	2026	84	14,332
CAN	161	30	2026	48	8,189
CAN	210	30	2026	63	10,749
FST	1,967	50	1994	984	167,890
FST	96	50	2026	48	8,189
FST	96	50	2026	48	8,189
FUS	950	100	1993	950	162,089
FUS	84	100	2026	84	14,332
TOTALS	6,126			3,791	646,818



** This building has 13 Sub-Areas
FC MID/LATE 2026 FOR BUILDING REMODE
12 N 2ND ST, FERNANDINA BEACH

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

EXTRA FEATURES							12 N 2ND ST, FERNANDINA BEACH				INC DATE				AG DATE		06/04/2026		100	
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			
6	0410	ELEVATOR	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025		100	50,000				
7	0855	CONC PAVER	0	0	0	0	1,175.00	SF	10.00	10.00	100	2026	2025		100	11,750				
8	0462	ST/AL FNC	0	0	100	8	800.00	SF	10.00	10.00	100	2026	2025		100	8,000				
9	0810	CONCRETE A	0	0	63	7	441.00	SF	6.50	6.50	100	2026	2025		100	2,867				
10	0810	CONCRETE A	0	0	16	7	112.00	SF	6.50	6.50	100	2026	2025		100	728				
11	0855	CONC PAVER	0	0	31	6	186.00	SF	10.00	10.00	100	2026	2025		100	1,860				
12	0462	ST/AL FNC	0	0	31	4	124.00	SF	10.00	10.00	100	2026	2025		100	1,240				
13	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2026	2025		100	1,200				

LAND DESCRIPTION														TOTAL OB/XF 77,645									
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					
1	003300	C	NIGHT CLUB	0	0003	C-3	0.00	0.00	4,250.00	SF		1.00	1.00	1.00	85.00	85.00	361,250						

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY		Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE						646,818	
TOTAL MARKET OB/XF VALUE						77,645	
TOTAL LAND VALUE - MARKET						361,250	
TOTAL MARKET VALUE						1,085,713	
SOH/AGL Deduction						0	
ASSESSED VALUE						1,085,713	
TOTAL EXEMPTION VALUE		HI				0	
BASE TAXABLE VALUE						1,085,713	
TOTAL JUST VALUE						1,085,713	
NCON VALUE						226,407	
INCOME VALUE						1096793	
PREVIOUS YEAR MKT VALUE						677,431	

SEE ADJCNT PRCLS: 00-00-31-1800-0010-0020 + -0010-

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2024-0	COMMERCIAL RENOVA		07/29/2024
DEMC-2024-0	SELECTIVE DEMOLIT	60,000	04/26/2024
20130729	GAS	200	04/08/2013
20120940	INSTL 400 AMP PNL	4,500	05/25/2012
20101397	H/AC	5,500	08/20/2010
20011334	OTHER	6,500	06/08/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2484/0486	7/26/2021	WD	Q	I	05	1,500,000	
GRANTOR: P & T REAL ESTATE HOL							
GRANTEE: JCJ TRUST LLC							
2203/1156	6/12/2018	QC	U	I	11	100	
GRANTOR: P & T REAL ESTATE HOL							
GRANTEE: P & T REAL ESTATE H							

BUILDING NOTES									
BUILDING DIMENSIONS									
FST=[YR=1994;LABEL=studs/future tenant;ORIG=-90,0] E17 S25 E5 S16 E13 S14 S20 W35 N75 \$									
UUS=[YR=1994;LABEL=studs/future tenant;ORIG=-30,0] E23 E4 S40 W10 S35 W17 N59 E7 N11 W7 N5 \$									
FUS=[YR=1993;LABEL=Green Room;ORIG=-3,0] E8 S42 S6 S12 S15 W18 N35 E10 N40 \$									
BAS=[YR=1993;LABEL=Back of House-for bar;ORIG=-73,0] E6 E12 S15 S26 W13 N16 W5 N25 \$									
CAN=[YR=2026;ORIG=-67,0] W6 W17 W7 N7 E30 S7 \$									
CAN=[YR=2026;ORIG=-30,0] N7 E23 S7 W23 \$									
FST=[YR=2026;LABEL=elevator;ORIG=-67,-15] E12 S8 W12 N8 \$									
STR=[YR=2026;ORIG=-37,0] E4 S24 W4 N24 \$									