



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																				
Exterior Wall	17	CB STUCCO 100	2101	04	5,737	93.5512	167.22	959,341	1942	1990	0	0	0	45.50	54.50																				
Roof Structur	04	WOOD TRUSS 100	1 RSTARANT 1 0% - 0													Heated Area: 5548 HX Base Yr																			
Roof Cover	04	BUILT-UP 100														VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100														Tax Group: 2										Tax Dist:									
Interior Floo	03	CONC FINSH 50														BUILDING MARKET VALUE										914,724									
Interior Floo	12	HARDWOOD 50														TOTAL MARKET OB/XF VALUE										37,526									
Ceiling	01	FIN.SUSPD 100														TOTAL LAND VALUE - MARKET										875,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										1,827,250									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										353,857									
Fixtures	25	100														ASSESSED VALUE										1,473,393									
Frame	03	MASONRY 100														TOTAL EXEMPTION VALUE										0									
Story Height		10 100														BASE TAXABLE VALUE										1,473,393									
RMS		11 100	TOTAL JUST VALUE										1,827,250																						
Stories	2.	2. 100	NCON VALUE										0																						
Units		0 100	INCOME VALUE										0																						
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE										1,745,665																						
Occupancy	00	NONE 100																																	
Quality	03	Quality Level 03																																	
DOR CODE	2100	RESTAURANTS/CAFE																																	
MAP NUM		MKT AREA	01																																
NEIGHBORHOOD/LOC	1005.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAL	360	15	2011	54	4,921																														
BAS	1,090	100	1993	1,090	99,337																														
BAS	1,400	100	1994	1,400	127,589																														
BAS	260	100	2012	260	23,695																														
BAS	298	100	2012	298	27,158																														
CAN	210	30	2009	63	5,742																														
FUS	1,897	100	1993	1,897	172,883																														
FUS	190	100	2011	190	17,316																														
FUS	192	100	2011	192	17,498																														
FUS	221	100	2011	221	20,141																														
TOTALS	6,478			5,737	522,841																														
EXTRA FEATURES					25 N 3RD ST, FERNANDINA BEACH																														
					** This building has 11 Sub-Areas																														
					BLD DATE 05/20/2022 XF DATE 05/20/2022 INC DATE																														
					KK LGL DATE 05/06/2026 LAND DATE AG DATE																														
					05/06/2026 MLU																														
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	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80																			
2	0383	FREEZER	0	0	10	7	70.00	SF	105.00	105.00	100	2005	2005	3	52	3,822																			
3	1129	STONE 8"	0	0	32	2	64.00	SF	15.75	15.75	100	2009	2009	3	97	978																			
4	1076	TRELLIS A	0	0	6	2	12.00	SF	7.50	7.50	100	2011	2011	3	90	81																			
5	0810	CONCRETE A	0	0	0	0	493.00	SF	6.50	6.50	100	2005	2005	3	83	2,660																			
6	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00	140.00	100	2005	2005	3	21	29																			
7	0462	ST/AL FNC	0	0	14	2	28.00	SF	10.00	10.00	100	2005	2005	3	32	90																			
8	0350	CARPOT WD	0	0	0	0	556.00	SF	13.00	13.00	100	2021	2021	3	86	6,216																			
9	1076	TRELLIS A	0	0	6	4	24.00	SF	7.50	7.50	100	2021	2021	3	100	180																			
10	1076	TRELLIS A	0	0	6	4	24.00	SF	7.50	7.50	100	2021	2021	3	100	180																			
LAND DESCRIPTION					TOTAL OB/XF												14,316																		
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	DECL	FRZ	YR	CONSRV											
1	002100	C	RESTAURANT	0	0003	C-3	0.00	0.00	12,500.00	SF		1.00	1.00	1.00	70.00	70.00	875,000																		
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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 875,000	Market: 0	Agricultural: 0	Common: 875,000	PRINTED 07/09/2026 BY SYS
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