BLOCK 10 LOTS 20 & 21
IN OR 1769/1620
CITY OF FDNA BEACH

TIMOTI'S FRY SHAK LLC/
3967 FIRST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0010-0200

BUILDING CHARACTERISTICS

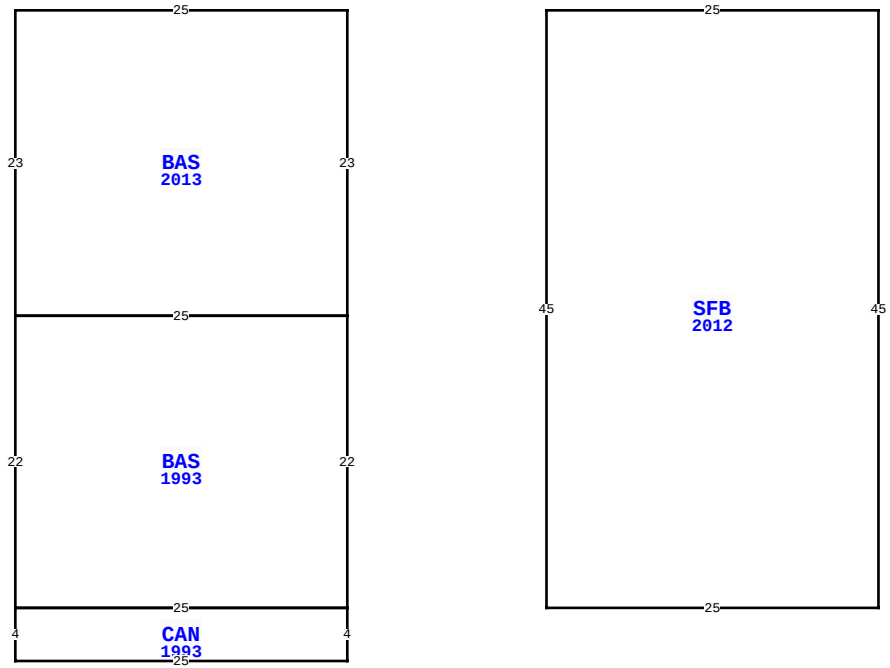
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Common Wall		18 100
Story Height		9 100
RMS		3 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 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
BAS	550	100	1993	550	49,600
BAS	575	100	2013	575	51,854
CAN	100	30	1993	30	2,705
SFB	1,125	80	2012	900	81,163
TOTALS	2,350			2,055	185,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	2,055	92.5722	165.47	340,041	1946	1990	0	0	0	45.50	54.50

1 RSTARANT 1 0% - 0 Heated Area: 2025 HX Base Yr



21 N 3RD ST, FERNANDINA BEACH

BLD DATE	12/30/2021	KK	LGL DATE	
XF DATE	12/30/2021	KK	LAND DATE	05/06/2026 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	185,322
TOTAL MARKET OB/XF VALUE	25,581
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	560,903
SOH/AGL Deduction	86,719
ASSESSED VALUE	474,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	474,184
TOTAL JUST VALUE	560,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120753	SIGN FOR TIMOTI'S	200	04/30/2012
20120432	INSTALL GAS LINES	1,200	03/15/2012
20120277	INSTALL RANGE HOO	14,000	02/21/2012
20120279	FIRE SUPPRES SYST	1,500	02/21/2012
20120286	A/C AND DUCTS	4,000	02/21/2012
20120245	NEW WIRING FRY SH	5,500	02/14/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1769/1620	12/13/2011	WD	Q	I	02	380,000
GRANTOR: CAMBRIDGE SOUTH INC						
GRANTEE: TIMOTI'S FRY SHAK L						
1705/0979	10/11/2010	WD	U	I	12	350,000
GRANTOR: FLIP FLOPS INC						
GRANTEE: CAMBRIDGE SOUTH INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W25 S23 BAS=[YR=1993] S22 CAN=[YR=1993] S4 E25 N4 W25$ E25 N22 W25$ E25 N23$ PTR=E15 SFB=[YR=2012] E25 S45 W25 N45$ W15$.

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
1	0810	CONCRETE A	0	0	19	13	247.00	SF	6.50	6.50	100	1990	1990	3	54.5	875	
2	1076	TRELLIS A	0	0	38	8	304.00	SF	7.50	7.50	100	2012	2012	3	90	2,052	
3	1076	TRELLIS A	0	0	10	8	80.00	SF	7.50	7.50	100	2012	2012	3	90	540	
4	0825	BRICK	0	0	0	0	983.00	SF	12.50	12.50	100	2012	2012	3	98	12,042	
5	0964	HALON SYST	0	0	11	3	33.00	SF	50.00	50.00	100	2012	2012	3	91	1,502	
6	0825	BRICK	0	0	15	4	60.00	SF	12.50	12.50	100	2012	2012	3	98	735	
7	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2012	2012	3	45	180	
8	0443	STK FNC 6'	0	0	0	0	57.00	LF	10.00	10.00	100	2012	2012	3	45	257	
9	0383	FREEZER	0	0	8	10	80.00	SF	105.00	105.00	100	2005	2005	3	52	4,368	
10	0350	CARPORT WD	0	0	37	14	518.00	SF	13.00	13.00	100	2012	2012	3	45	3,030	

TOTAL OB/XF 25,581

LAND DESCRIPTION

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	002100	C	RESTAURANT	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	70.00	70.00	350,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS