

BLOCK 10 LOT 29
IN OR 1454/1533 & OR 1455/735
CITY OF FDNA BEACH

THREE STAR SALOON LLC
2270 WEST HELEN CIRCLE
BARTOW, FL 33830

2026

00-00-31-1800-0010-0290



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	19	COMMON BRK 80								1101	04	1,375	125.3070	222.55	306,006	1900	1980	0	0	0	50.00	50.00	VALUATION BY																										
Exterior Wall	15	CONC BLOCK 20								1 RETAILSTOR 0% - 0										Heated Area: 1375										HX Base Yr																			
Roof Structur	09	RIDGE FRME 100								10 25 10 47 25 47 25 SFB 1993 BAS 1993																				Tax Group: 2										Tax Dist:									
Roof Cover	04	BUILT-UP 100																		BUILDING MARKET VALUE										153,003																			
Interior Wall	06	CUST PANEL 100																		TOTAL MARKET OB/XF VALUE										2,996																			
Interior Floo	14	CARPET 100																		TOTAL LAND VALUE - MARKET										437,500																			
Ceiling	01	FIN.SUSPD 100																		TOTAL MARKET VALUE										593,499																			
Air Condition	04	ROOF TOP 100																		SOH/AGL Deduction										198,104																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										395,395																			
Fixtures	03	MASONRY 100																		TOTAL EXEMPTION VALUE										0																			
Frame	03	MASONRY 100																		BASE TAXABLE VALUE										395,395																			
Story Height		13 100																		TOTAL JUST VALUE										593,499																			
RMS		1 100								NCON VALUE										0																													
Stories	1.	1. 100								INCOME VALUE																																							
Units		0 100								PREVIOUS YEAR MKT VALUE										459,769																													
BUD8 Adjustme	02	DIST FB 100																																															
Occupancy	00	NONE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	1100	STORES, 1 STORY																																															
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	1,175	100	1993	1,175	130,748																																												
SFB	250	80	1993	200	22,255																																												
TOTALS	1,425			1,375	153,003																																												
EXTRA FEATURES										213 CENTRE ST, FERNANDINA BEACH																																							
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	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	2010	2010	3	52	169																																	
2	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2013	2013	3	64	291																																	
3	1128	BRICK 12"	0	0	5	6	30.00	SF	14.00	14.00	100	1960	1960	3	35	147																																	
4	1123	CB 8"	0	0	0	0	306.00	SF	6.15	6.15	100	2020	2020	3	97	1,825																																	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	94	564																																	
LAND DESCRIPTION										TOTAL OB/XF										2,996																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	001100	C	STORE 1FLR	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	175.00	175.00	437,500																																
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 437,500 Market: 0 Agricultural: 0 Common: 437,500 PRINTED 07/09/2026 BY SYS																																																	