

BLOCK 13 N 15 FT OF W 40 FT OF
E 65 FT OF LOT 26 & E 15 FT
OF LOT 29 & ALL LOT 28

1303 SR 200 LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0013-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floor	11	CLAY TILE 60
Interior Floor	03	CONC FINSH 40
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		30 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		7 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	2100	RESTAURANTS/CAFE

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1002.0200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,640	100	2016	4,640	268,534
CAN	65	30	2016	20	5,468
CAN	360	30	2016	108	29,526
FUS	576	100	2016	576	157,473

TOTALS	5,641			5,344	461,001
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EXTRA FEATURES

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	0446	BOX FNC 6'	0	0	0	0	67.00	LF	20.00	20.00	100	2016	2016	3	65	871	
2	0097	AWNING CN	0	0	0	0	18.00	SF	65.00	65.00	100	2016	2016	3	75	878	
3	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2016	2016	3	87	392	
4	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2016	2016	3	95	99	
5	0825	BRICK	0	0	0	0	74.00	SF	12.50	12.50	100	2006	2006	3	96	888	
6	0964	HALON SYST	0	0	17	3	51.00	SF	50.00	50.00	100	2016	2016	3	95	2,423	
7	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2016	2016	3	65	780	
8	0966	FIRE SPRNK	0	0	0	0	5,216.00	SF	3.00	3.00	100	2016	2016	3	95	14,866	

LAND DESCRIPTION

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	40.00	115.00	4,600.00	SF		1.00	1.00	1.00	175.00	175.00	805,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2101	04	5,344	134.1609	287.78	1,537,896	2016	2016	0	0	0	5.00	95.00	

2 RSTARANT 1 0% - 0

Heated Area: 5216

HX Base Yr

18

FUS

2016

32

32

18

15

CAN

2016

5

5

12

11.6

BAS

2016

11.6

40

9

CAN

2016

9

9

BLD DATE

02/27/2025

KW

XF DATE

LGL DATE

05/04/2026

ML

LAND DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,461,001	
TOTAL MARKET OB/XF VALUE		21,197	
TOTAL LAND VALUE - MARKET		805,000	
TOTAL MARKET VALUE		2,287,198	
SOH/AGL Deduction		982,083	
ASSESSED VALUE		1,305,115	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,305,115	
TOTAL JUST VALUE		2,287,198	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,973,552	

AMELIA TAVERN
2 COOLERS & FREEZER DISASSEMBLED & REMOVED PER MA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0004	DEMO BAR AREA, DE	35,000	02/26/2026
20200002	REMODEL	25,000	02/03/2020
20160966	INSTALL WALL SIGN	2,422	04/08/2016
20150561	CERTIFICATE OF CO	0	03/31/2016
20160353	FIRE SUPPRESSION	1,000	02/10/2016
20151925	H/AC	119,695	08/20/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1899/0304	1/24/2014	QC U	I	11		100	

GRANTOR: LASSERRE CURTISS H
GRANTEE: 1303 SR 200 LLC
1899/0302 1/24/2014 WD Q I 02 739,000
GRANTOR: NASSAU BEACH VENTURES
GRANTEE: 1303 SR 200 LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=2,-8] W12 W13 W15 S116 E40 N116 \$
FUS=[YR=2016;ORIG=-75,10] E18 S32 W18 N32 \$
CAN=[YR=2016;ORIG=2,108] W40 S9 E40 N9 \$
CAN=[YR=2016;ORIG=-23,-8] E13 N5 W13 S5 \$
PTR=[ORIG=0,0] E15 W15 \$