

BLOCK 42 E26' OF LOT 1 &
W12.5' OF LOT 8
CITY OF FDNA BEACH

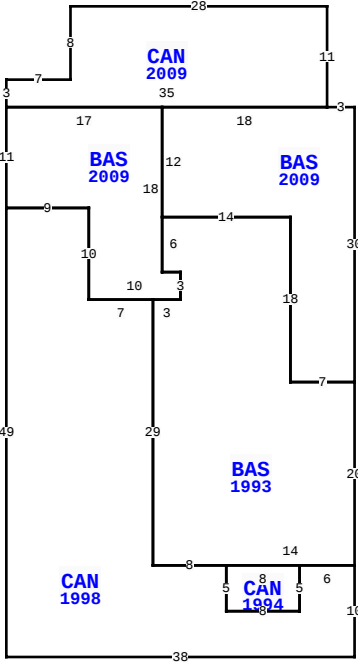
JAY PROPERTIES OF AMELIA LLC/
PO BOX 15848
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0042-0011



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	01	MINIMUM 70			
Roof Cover	03	COMP SHNGL 30			
Interior Wall	02	WALL BD/WD 50			
Interior Wall	04	PLYWOOD 50			
Interior Floo	12	HARDWOOD 80			
Interior Floo	07	CORK/VTILE 20			
Ceiling	02	F.NOT SUS 100			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Fixtures		11 100			
Frame	02	WOOD FRAME 100			
Story Height		9 100			
RMS		5 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	QONE1190Level 04			
DOR CODE	2100	RESTAURANTS/CAFE			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC		1002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	695	100	1993	695	189,600
BAS	273	100	2009	273	74,476
BAS	378	100	2009	378	103,120
CAN	40	30	1994	12	3,273
CAN	894	30	1998	268	73,112
CAN	329	30	2009	99	27,008
TOTALS	2,609			1,725	470,588

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
2102	04	1,725	87.4358	209.85	361,991	1914	2010	0	0	130	26.00	130.00	
1 RSTARANT 2 0% - 2023													
Heated Area: 1346													
HX Base Yr													
													
708 CENTRE ST, FERNANDINA BEACH													
BLD DATE		12/04/2018		KK		LGL DATE							
XF DATE		12/04/2018		KK		LAND DATE		05/04/2026		MLU			
INC DATE						AG DATE							

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
1	0446	BOX FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	100	1993	1993
2	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	1997	1997
3	0940	SHEDS/PORT	0	0	5	6	30.00	SF	30.00	30.00	100	1997	1997
4	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50	6.50	100	1997	1997
5	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	1997	1997
6	0446	BOX FNC 6'	0	0	0	0	31.00	LF	20.00	20.00	100	2000	2000
7	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	100	2008	2008
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000

TOTAL OB/XF													
5,095													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0446	BOX FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	100	1993	1993
2	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	1997	1997
3	0940	SHEDS/PORT	0	0	5	6	30.00	SF	30.00	30.00	100	1997	1997
4	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50	6.50	100	1997	1997
5	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	1997	1997
6	0446	BOX FNC 6'	0	0	0	0	31.00	LF	20.00	20.00	100	2000	2000
7	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	100	2008	2008
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000

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
1	002100	C	RESTAURANT	0	0003	C-3	39.00	100.00	3,900.00	SF		1.00	1.00

TOTAL OB/XF													
5,095													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0446	BOX FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	100	1993	1993
2	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	1997	1997
3	0940	SHEDS/PORT	0	0	5	6	30.00	SF	30.00	30.00	100	1997	1997
4	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50	6.50	100	1997	1997
5	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	1997	1997
6	0446	BOX FNC 6'	0	0	0	0	31.00	LF	20.00	20.00	100	2000	2000
7	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	100	2008	2008
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000

NASSAU COUNTY PROPERTY													
PAGE 1 of 1 2													
VALUATION SUMMARY													
STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 470,588													
TOTAL MARKET OB/XF VALUE 5,095													
TOTAL LAND VALUE - MARKET 390,000													
TOTAL MARKET VALUE 865,683													
SOH/AGL Deduction 206,219													
ASSESSED VALUE 659,464													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 659,464													
TOTAL JUST VALUE 865,683													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 702,283													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230046	IMPROVEMENTS	228,270	06/29/2023
SIGN-2023-0	WALL SIGN - MASON		03/03/2023
20230001	REROOF		01/19/2023
20141571	SIGN	2,000	07/18/2014
20101917	SIGN	200	11/04/2010
20081121	SIGN	3,200	07/07/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2608/1166	12/15/2022	WD	Q	I	01	700,000			
GRANTOR: AREJAY HOLDINGS LLC									
GRANTEE: JAY PROPERTIES OF A									
2226/1256	9/27/2018	WD	U	I	11	100			
GRANTOR: JONES LISA N									
GRANTEE: AREJAY HOLDINGS LLC									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2009] W3 CAN=[YR=2009] N11W28S8W7 S3E35W18BAS=[YR=2009] W17S11 CAN=[YR=1998] S49E38N10W6S5W8N5W8N29 W7N10W9SE9S10E10N3W2N18SS12 BAS=[YR=1993] S6E2S3W3S29E8CAN=[YR=1994] S5E8N5W8E14N20W7N18W14SE14S18 E7N30S\$.													