BLOCK 53 LOTS 8 & N25 FT OF 7
CITY OF FDNA BEACH

342 WEST MAIN STREET LLC
PO BOX 545
ELLIJAY, GA 30540

2026

00-00-31-1800-0053-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 90
Interior Floo	14	CARPET 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		35 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

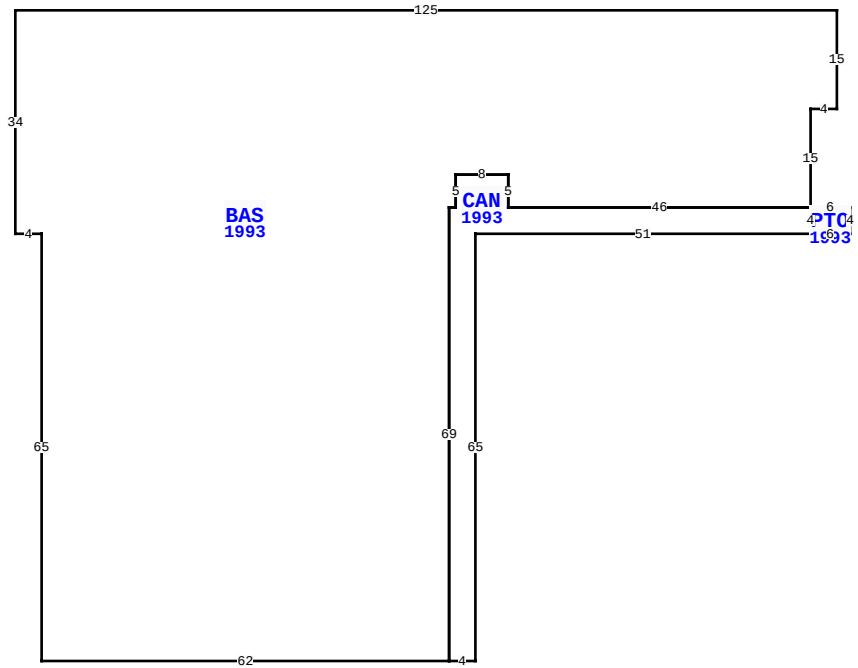
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,944	100	1993	7,944	769,258
CAN	520	30	1993	156	15,107
PTO	24	5	1993	1	97
TOTALS	8,488			8,101	784,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	8,101	113.2996	125.76	1,018,782	1960	2005	0	0	0	23.00	77.00

1 NBHD SHOP 0% - 2023 Heated Area: 7944 HX Base Yr



1008 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	07/11/2018	KK	LGL DATE		
XF DATE	07/11/2018	KK	LAND DATE	05/06/2026	DC
INC DATE	04/28/2026	REA	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,060,282
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,325,352
SOH/AGL Deduction	0
ASSESSED VALUE	1,325,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,325,352
TOTAL JUST VALUE	1,325,352
NCON VALUE	0
INCOME VALUE	1325352
PREVIOUS YEAR MKT VALUE	1,312,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181300	REMODEL	9,700	04/18/2018
20131704	GAS	200	07/09/2013
20130198	H/AC	5,000	01/30/2013
20052121	GAS	1,000	07/01/2005
20051963	MECH OTHER	2,000	06/09/2005
20051962	XFOB	9,000	06/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/0130	4/15/2022	WD	Q	I	01	1,500,000
GRANTOR: ATLANTICAVE LLC						
GRANTEE: 342 WEST MAIN STREE						
1206/1424	2/06/2004	WD	Q	I		450,000
GRANTOR: TREVETT CONSTRUCTION						
GRANTEE: ATLANICAVE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W125 S34 E4 S65 E62 CAN=[YR=1993] E4 N65 E51 PTO=[YR=1993] E6 N4 W6 S4$ N4 W46 N5 W8 S5 W1 S69$ N69 E1 N5 E8 S5 E46 N15 E4 N15$.

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	0803	ASPHALT C	0	0	57	65	4,674.00	SF	2.00	2.00	100	1998	1998	3	50	4,674	
2	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	61	275	
3	0810	CONCRETE A	0	0	0	0	532.00	SF	6.50	6.50	100	2005	2005	3	83	2,870	
4	0446	BOX FNC 6'	0	0	37	0	37.00	LF	40.00	40.00	100	2005	2005	3	21	311	
5	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2005	2005	3	21	84	

LAND DESCRIPTION

TOTAL OB/XF 8,214

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	001610	C	SH CTR NHD	0	0003	C-3	100.00	125.00	12,500.00	SF		1.00	1.00	1.00	50.00	50.00	625,000							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.29 Total Land Value: 265,070 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS