BLOCK 166 LOTS 17 TO 22
CITY OF FDNA BEACH

CLCM HOLDINGS 2 LLC
302 3RD ST 2
NEPTUNE, BEACH 32266

2026

00-00-31-1800-0166-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	CB STUCCO 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	04	PLYWOOD 30
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QWERTYCCE 100
Occupancy		03

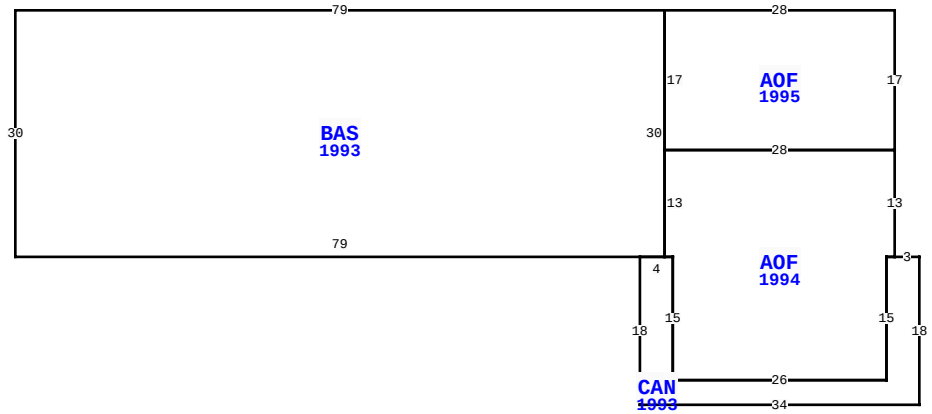
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	754	185	1994	1,395	58,070
AOF	476	185	1995	881	36,674
BAS	2,370	100	1993	2,370	98,656
CAN	222	30	1993	67	2,789
TOTALS	3,822			4,713	196,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	4,713	84.1638	76.38	359,979	1962	1990	0	0	0	45.50	54.50

1 SERV SHOP 0% - 0 Heated Area: 3600 HX Base Yr



925 S 8TH ST, FERNANDINA BEACH

BLD DATE	05/11/2018 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2026 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	196,189
TOTAL MARKET OB/XF VALUE	19,335
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	665,524
SOH/AGL Deduction	251,707
ASSESSED VALUE	413,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,817
TOTAL JUST VALUE	665,524
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	589,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172416	REMODEL BATH	5,000	08/08/2017
20172107	REPAIR/RRF	1,750	07/11/2017
20171908	REPAIR/RRF	20,000	06/20/2017
10466	REMODEL	1,600	04/30/1997
10394	REPAIR/RRF	1,800	03/21/1997
7473	XFOB	2,500	12/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2853/1605	3/13/2026	SW	Q	I	01	850,000
GRANTOR: P & L AMELIA LLC						
GRANTEE: CLCM HOLDINGS 2 LLC						
2097/1158	1/27/2017	WD	Q	I	01	260,000
GRANTOR: HOLLAND VIVIAN B & BE						
GRANTEE: P & L AMELIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W3 AOF=[YR=1994] N13 AOF=[YR=1995] N17 W28
BAS=[YR=1993] W79 S30 E79 N30$ S17 E28$ W28 S13 E1 S15 E26
N15 E1$ W1 S15 W26 N15 W4 S18 E34 N18$.

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	0	0	10,040.00	SF	2.00	2.00	100	2005	2005	3	52	10,442	
2	0810	CONCRETE A	0	0	13	41	533.00	SF	6.50	6.50	100	1980	1980	3	29	1,005	
3	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1993	1993	3	70	70	
4	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1980	1980	3	100	400	
5	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	2017	2017	3	70	1,680	
6	0940	SHEDS/PORT	0	0	18	12	216.00	SF	30.00	30.00	100	2017	2017	3	70	4,536	
7	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2017	2017	3	89	1,202	

LAND DESCRIPTION

TOTAL OB/XF 19,335

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	002700	C	AUTO SALES	0	0003	MU-8	150.00	100.00	15,000.00	SF		1.00	1.00	1.00	30.00	30.00	450,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS