

BLK 242 SUBLOTS E & F & E1/2  
OF G & H OF LOT 10  
IN OR 2403/303

FERNANDINA BEACH REALTY INC/  
2057 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0242-10E0



| BUILDING CHARACTERISTICS |         |                  |
|--------------------------|---------|------------------|
| ELEMENT                  | CD      | CONSTRUCTION     |
| Exterior Wall            | 15      | CONC BLOCK 70    |
| Exterior Wall            | 17      | CB STUCCO 30     |
| Roof Structure           | 09      | RIDGE FRME 100   |
| Roof Cover               | 04      | BUILT-UP 100     |
| Interior Wall            | 01      | MINIMUM 70       |
| Interior Wall            | 05      | DRYWALL 30       |
| Interior Floor           | 03      | CONC FINSH 50    |
| Interior Floor           | 11      | CLAY TILE 50     |
| Ceiling                  | 01      | FIN.SUSPD 100    |
| Air Condition            | 03      | CENTRAL 100      |
| Heating Type             | 04      | AIR DUCTED 100   |
| Fixtures                 | 3       | 100              |
| Frame                    | 03      | MASONRY 100      |
| Story Height             | 12      | 100              |
| RMS                      | 3       | 100              |
| Stories                  | 1.      | 1. 100           |
| Units                    | 0       | 100              |
| Occupancy                | 00      | NONE 100         |
| Quality                  | 03      | Quality Level 03 |
| DOR CODE                 | 1100    | STORES, 1 STORY  |
| 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       | 576              | 100         | 1993 | 576          | 68,275               |
| BAS       | 144              | 100         | 1994 | 144          | 17,069               |
| BAS       | 880              | 100         | 1994 | 880          | 104,309              |
| CAN       | 200              | 30          | 1993 | 60           | 7,112                |
| PTO       | 520              | 5           | 1993 | 26           | 3,082                |
| UST       | 48               | 40          | 1993 | 19           | 2,252                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,368 |  |  | 1,705 | 202,098 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |        |                |
|----------------|------------|-------------|---------|---|---|----------|----|--------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R  | ADJ UNIT PRICE |
| 1              | 0803       | ASPHALT C   | 0       | 0 | 0 | 7,305.00 | SF | 2.00   | 2.00           |
| 2              | 0430       | CL FNC 6B   | 0       | 0 | 0 | 72.00    | LF | 9.70   | 9.70           |
| 3              | 0978       | SECURTY LT  | 0       | 0 | 0 | 1.00     | UT | 450.00 | 450.00         |
| 4              | 0463       | FENCE GATE  | 0       | 0 | 0 | 2.00     | UT | 300.00 | 300.00         |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 001100   | C   | STORE 1FLR           | 0   | 0006 | C-1      |       |       | 13,158.00   |

REVIEW DATE 01/01/2023 BY CD

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 1101                                             | 04  | 1,705     | 96.4950     | 142.81         | 243,491        | 1983 | 2005 | 0    | 0    |
| 1 RETAILSTOR 0% - 0 Heated Area: 1600 HX Base Yr |     |           |             |                |                |      |      |      |      |
|                                                  |     |           |             |                |                |      |      |      |      |
| 205 S 14TH ST, FERNANDINA BEACH                  |     |           |             |                |                |      |      |      |      |

| BLD DATE    | 10/27/2021 | KK | LGL DATE  |            |
|-------------|------------|----|-----------|------------|
| XF DATE     | 10/27/2021 | KK | LAND DATE | 10/27/2021 |
| INC DATE    |            |    | AG DATE   |            |
| TOTAL OB/XF |            |    |           |            |
| 3,362       |            |    |           |            |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 001100   | C   | STORE 1FLR           | 0   | 0006 | C-1      |       |       | 13,158.00   |

Total Acres: 0.30 Total Land Value: 131,580 Market: 0 Agricultural: 0 Common: 131,580

| NASSAU COUNTY PROPERTY    |           |  |  |
|---------------------------|-----------|--|--|
| PAGE 1 of 1               |           |  |  |
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 202,098   |  |  |
| TOTAL MARKET OB/XF VALUE  | 3,362     |  |  |
| TOTAL LAND VALUE - MARKET | 131,580   |  |  |
| TOTAL MARKET VALUE        | 337,040   |  |  |
| SOH/AGL Deduction         | 0         |  |  |
| ASSESSED VALUE            | 337,040   |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |
| BASE TAXABLE VALUE        | 337,040   |  |  |
| TOTAL JUST VALUE          | 337,040   |  |  |
| NCON VALUE                | 0         |  |  |
| INCOME VALUE              |           |  |  |
| PREVIOUS YEAR MKT VALUE   | 327,739   |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20210148   | MECH OTHER  | 4,500  | 03/31/2021 |
| 20210166   | REMODEL     | 31,800 | 03/21/2021 |
| 20060247   | REMODEL     | 1,500  | 01/31/2006 |
| 20060242   | OTHER       | 150    | 01/30/2006 |
| 20060045   | ADDITION    | 400    | 01/11/2006 |
| 983040     | REMODEL     | 8,250  | 01/27/1998 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2403/0303                      | 10/26/2020 | WD        | Q   | I   | 01     | 273,000    |  |
| GRANTOR: PITTS TROY L D/B/A GA |            |           |     |     |        |            |  |
| GRANTEE: FERNANDINA BEACH RE   |            |           |     |     |        |            |  |
| 0813/0070                      | 11/12/1997 | WD        | Q   | I   |        | 65,000     |  |
| GRANTOR: AMELIA ISLAND FOODS I |            |           |     |     |        |            |  |
| GRANTEE: PITTS TROY L D/B/A    |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1994] W20 UST=[YR=1993] N6 W8 S6 E8 \$ W20 S22         |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993] S18 PTO=[YR=1993] W8 S10 E72 N10 W24 S5 W40 N5\$ |  |  |  |  |  |  |  |  |  |
| CAN=[YR=1993] S5 E40 N5 BAS=[YR=1994] N18 W8 S18 E8 \$ W40 \$  |  |  |  |  |  |  |  |  |  |
| E32 N18 W32\$ E40 N22 \$ .                                     |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |

PRINTED 07/09/2026 BY SYS