



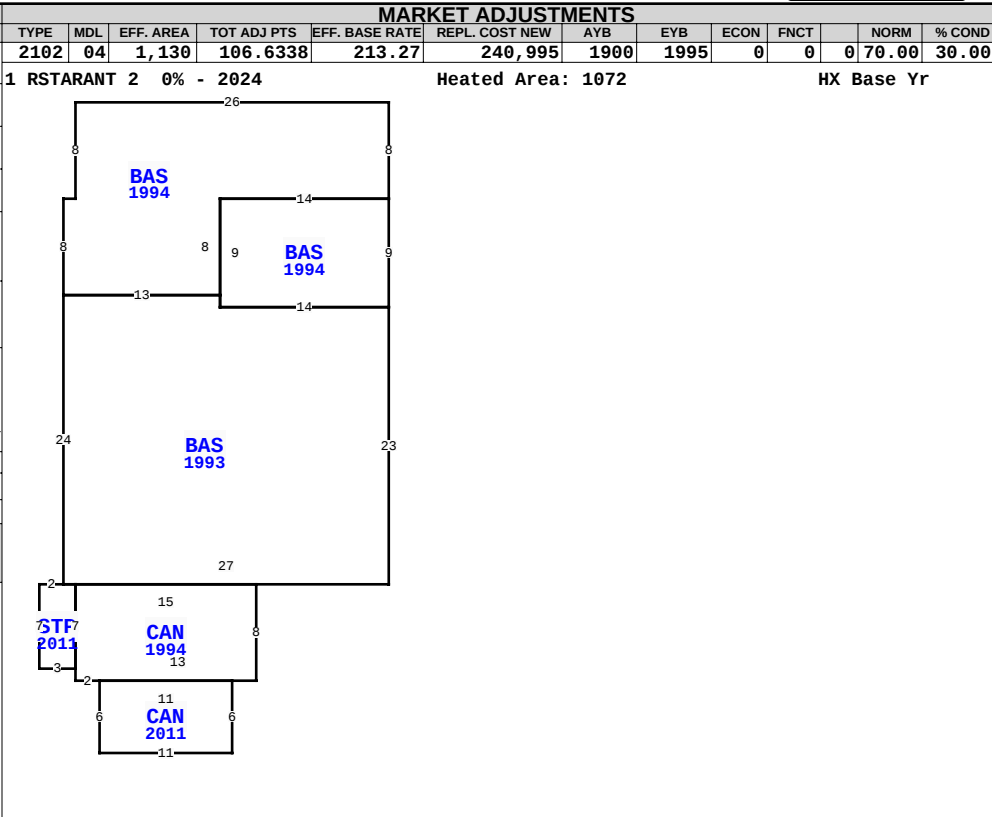
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	20	100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	634	100	1993	634	40,564
BAS	126	100	1994	126	8,062
BAS	312	100	1994	312	19,962
CAN	120	30	1994	36	2,303
CAN	66	30	2011	20	1,280
STP	21	10	2011	2	128

TOTALS 1,279 1,130 72,298

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	18	180.00	SF	30.00	30.00	1,134
2	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	80
3	1242	WD DECK A	0	0	30	3	90.00	SF	10.00	10.00	189
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	183
5	0855	CONC PAVER	0	0	0	0	144.00	SF	10.00	10.00	1,195
6	0851	PATIO STON	0	0	0	0	1,211.00	SF	0.75	0.75	754
7	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	227
8	0479	VF PICKET	0	0	0	0	34.00	LF	10.00	10.00	207
9	0811	CONCRETE B	0	0	0	0	562.00	SF	5.20	5.20	2,426
10	0648	LIGHTS-AV	0	0	0	0	6.00	UT	140.00	140.00	176

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002100	C	RESTAURANT	0	0003	C-3	44.00	125.00	5,500.00	SF	



20 S 2ND ST, FERNANDINA BEACH

BLD DATE 11/23/2020 KK LGL DATE 05/06/2026 MLU
XF DATE 11/23/2020 KK LAND DATE
INC DATE AG DATE

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		72,298	
TOTAL MARKET OB/XF VALUE		6,703	
TOTAL LAND VALUE - MARKET		385,000	
TOTAL MARKET VALUE		464,001	
SOH/AGL Deduction		0	
ASSESSED VALUE		464,001	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		464,001	
TOTAL JUST VALUE		464,001	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		437,053	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220295	REPAIR FLOOR	25,000	08/15/2022
20200097	ELEC OTHER	10,000	09/30/2020
20142067	REPAIR/RRF	1,500	09/23/2014
20111897	WINDOW DOOR SMKHO	2,000	10/20/2011
20110287	ELEC OTHER	150	03/03/2011
20110272	REMODEL	2,030	02/28/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2648/714	6/01/2023	TD U	I	40	
GRANTOR: EWING KATHERINE C TRU					
GRANTEE: FOUR FROM CENTRE LL					
1027/1543	12/31/2001	WD Q	I	06	100
GRANTOR: LE CLOS OF AMELIA ISL					
GRANTEE: EWING KATHERINE C T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W26 S8 W1 S8 BAS=[YR=1993] S24 STP=[YR=2011] W2 S7 E3 CAN=[YR=1994] S1 E2 CAN=[YR=2011] S6 E11 N6 W11 \$ E13 N8 W15 S7 \$ N7 W1 \$ E27 N23 BAS=[YR=1994] N9 W14 S9 E14 \$ W14 N1 W13 \$ E13 N8 E14 N8 \$.											

**FOUR FROM CENTRE LLC/
608 OCEAN CLUB COURT
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0269-0070

[illegible]