BLOCK 269 LOTS 10 THRU 13
IN OR 2243/1704
CITY OF FDNA BEACH

BOAT HOUSE FERNANDINA LLC
608 OCEAN CLUB VILLAS
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0269-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

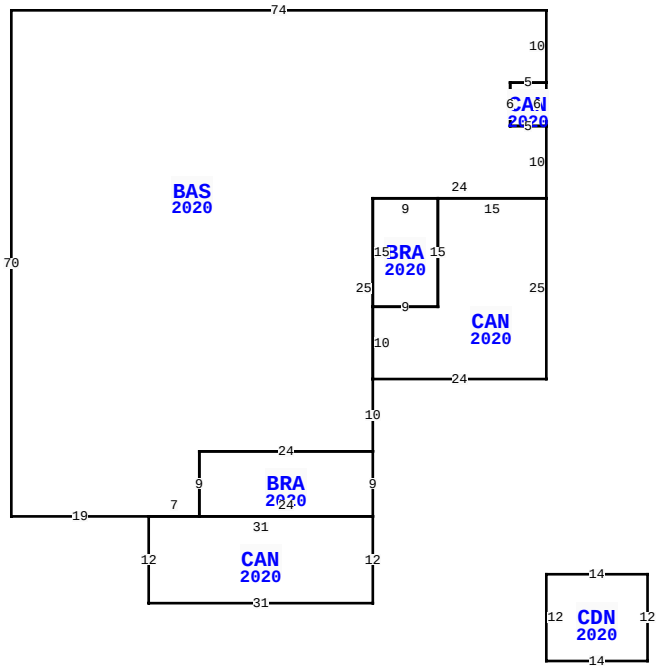
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,878	100	2020	3,878	736,209
BRA	135	110	2020	148	28,097
BRA	216	110	2020	238	45,182
CAN	30	30	2020	9	1,709
CAN	372	30	2020	112	21,263
CAN	465	30	2020	140	26,578
CDN	168	35	2020	59	11,201
TOTALS	5,264			4,584	870,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2102	04	4,584	100.9800	201.96	925,785	2020	2020	0	0	0	6.00	94.00

1 RSTARANT 2 0% - 0 Heated Area: 4229 HX Base Yr



30 S 2ND ST, FERNANDINA BEACH

BLD DATE	03/25/2021	KK	LGL DATE	
XF DATE	03/29/2021	KK	LAND DATE	05/06/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	870,238
TOTAL MARKET OB/XF VALUE	66,901
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,637,139
SOH/AGL Deduction	177,210
ASSESSED VALUE	1,459,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,459,929
TOTAL JUST VALUE	1,637,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,546,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200033	REPAIR/RRF	46,150	08/26/2020
20190058	NEW CONSTR-RESTAU	425,000	08/21/2019
7002	ADDITION	7,700	04/06/1992
5045	XFOB	1,250	10/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2243/1704	12/14/2018	WD	U	I	40	1,100,000
GRANTOR: HILL GARY E						
GRANTEE: BOAT HOUSE FERNANDI						
0329/0758	1/01/1981	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W74 S70 E19 CAN=[YR=2020] S12 E31 N12
BRA=[YR=2020] N9 W24 S9 E24$ W31$ E7 N9 E24 N10
CAN=[YR=2020] E24 N25 W15 BRA=[YR=2020] W9 S15 E9 N15$ S15
W9 S10$ N25 E24 N10 CAN=[YR=2020] N6 W5 S6 E5$ W5 N6 E5 N10$
PTR= S90 CDN=[YR=2020] E14 N12 W14 S12$ N90$.

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	0855	CONC PAVER	0	0	0	0	2,092.00	SF	10.00	10.00	100	2020	2020	3	97	20,292	
2	0855	CONC PAVER	0	0	0	0	556.00	SF	10.00	10.00	100	2020	2020	3	97	5,393	
3	1123	CB 8"	0	0	0	0	160.00	SF	6.15	6.15	100	2020	2020	3	97	954	
4	0810	CONCRETE A	0	0	0	0	373.00	SF	6.50	6.50	100	2020	2020	3	97	2,352	
5	1123	CB 8"	0	0	0	0	128.00	SF	6.15	6.15	100	2020	2020	3	97	764	
6	0462	ST/AL FNC	0	0	0	0	201.00	SF	10.00	10.00	100	2020	2020	3	87	1,749	
7	1123	CB 8"	0	0	0	0	140.00	SF	6.15	6.15	100	2020	2020	3	97	835	
8	0462	ST/AL FNC	0	0	0	0	159.00	SF	10.00	10.00	100	2020	2020	3	87	1,383	
9	1123	CB 8"	0	0	0	0	54.00	SF	6.15	6.15	100	2020	2020	3	97	322	
10	0855	CONC PAVER	0	0	0	0	56.00	SF	10.00	10.00	100	2020	2020	3	97	543	

TOTAL OB/XF 34,587

LAND DESCRIPTION

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	002100	C	RESTAURANT	0		C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	70.00	70.00	700,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	870,238
TOTAL MARKET OB/XF VALUE	66,901
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,637,139
SOH/AGL Deduction	177,210
ASSESSED VALUE	1,459,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,459,929
TOTAL JUST VALUE	1,637,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,546,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2243/1704	12/14/2018	WD	U	I	40	1,100,000
GRANTOR: HILL GARY E						
GRANTEE: BOAT HOUSE FERNANDI						
0329/0758	1/01/1981	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						

BLD DATE	03/25/2021	KK	LGL DATE	
XF DATE	03/29/2021	KK	LAND DATE	05/06/2026 MLU
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0462	ST/AL FNC	0	0	0	0	78.00	SF	10.00	10.00	100	2020	2020	3	87	679	
12	1123	CB 8"	0	0	0	0	71.00	SF	6.15	6.15	100	2020	2020	3	97	424	
13	1123	CB 8"	0	0	0	0	14.00	SF	6.15	6.15	100	2020	2020	3	97	84	
14	0462	ST/AL FNC	0	0	0	0	198.00	SF	10.00	10.00	100	2020	2020	3	87	1,723	
15	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	100	2020	2020	3	94	1,692	
16	1123	CB 8"	0	0	25	3	75.00	SF	6.15	6.15	100	2020	2020	3	97	447	
17	0462	ST/AL FNC	0	0	24	3	72.00	SF	10.00	10.00	100	2020	2020	3	87	626	
18	0819	CONC 12"	0	0	25	5	125.00	SF	9.50	9.50	100	2020	2020	3	97	1,152	
19	0810	CONCRETE A	0	0	5	2	10.00	SF	6.50	6.50	100	2020	2020	3	97	63	
20	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50	6.50	100	2020	2020	3	97	580	

TOTAL OB/XF 7,470

LAND DESCRIPTION

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	870,238
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TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,637,139
SOH/AGL Deduction	177,210
ASSESSED VALUE	1,459,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,459,929
TOTAL JUST VALUE	1,637,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,546,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1704	12/14/2018	WD	U	I	40	1,100,000
GRANTOR: HILL GARY E						
GRANTEE: BOAT HOUSE FERNANDI						
0329/0758	1/01/1981	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						

BLD DATE	03/25/2021	KK	LGL DATE	
XF DATE	03/29/2021	KK	LAND DATE	05/06/2026 MLU
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BUILDING NOTES

BUILDING DIMENSIONS

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
21	1129	STONE 8"	0	0	21	2	42.00	SF	15.75	15.75	100	2020	2020	3	99	655	
22	0812	CONCRETE C	0	0	0	0	1,478.00	SF	4.00	4.00	100	2020	2020	3	97	5,735	
23	1123	CB 8"	0	0	0	0	248.00	SF	6.15	6.15	100	2020	2020	3	97	1,479	
24	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	94	564	
25	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	2020	2020	3	97	227	
26	0819	CONC 12"	0	0	0	0	134.00	SF	9.50	9.50	100	2020	2020	3	97	1,235	
27	1123	CB 8"	0	0	0	0	128.00	SF	6.15	6.15	100	2020	2020	3	97	764	
28	0810	CONCRETE A	0	0	0	0	135.00	SF	6.50	6.50	100	2020	2020	3	97	851	
29	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	94	564	
30	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2020	2020	3	100	200	

TOTAL OB/XF 12,274

LAND DESCRIPTION

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REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS

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PREVIOUS YEAR MKT VALUE	1,546,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE	03/25/2021	KK	LGL DATE
XF DATE	03/29/2021	KK	LAND DATE 05/06/2026 MLU
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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0329/0758	1/01/1981	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
31	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2020	2020	3	82	656	
32	0966	FIRE SPRNK	0	0	0	0	4,094.00	SF	3.00	3.00	100	2020	2020	3	97	11,914	

LAND DESCRIPTION

TOTAL OB/XF 12,570

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS