



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	14	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	6	100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,075	100	1993	1,075	125,654
BAS	306	100	2007	306	35,768
CAN	271	30	1994	81	9,468
CAN	363	30	2007	109	12,741
DCK	170	10	2006	17	1,987
FUS	992	100	1993	992	115,952
PTO	131	5	2006	7	818
STR	28	10	2006	3	351
STR	161	10	2006	16	1,870
UOP	25	20	2006	5	585
TOTALS	3,522			2,611	305,193

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	700
2	0810	CONCRETE A	0	0	21	11	231.00	SF	6.50	6.50	1,021
3	0810	CONCRETE A	0	0	0	0	283.00	SF	6.50	6.50	1,380
4	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	88
5	0964	HALON SYST	0	0	10	4	40.00	SF	50.00	50.00	1,680
6	0855	CONC PAVER	0	0	13	8	104.00	SF	7.00	7.00	612

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	100.00	100.00	10,000.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2102	04	2,611	129.8726	259.75	678,207	1919	2000	0	0	55.00	45.00
1 RSTARANT 2 0% - 0 Heated Area: 2373 HX Base Yr											
25 S 3RD ST, FERNANDINA BEACH											
BLD DATE 02/27/2018 KK LGL DATE 05/06/2026 MLU XF DATE 02/27/2018 KK LAND DATE INC DATE AG DATE											

TOTAL OB/XF 5,481											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	700
2	0810	CONCRETE A	0	0	21	11	231.00	SF	6.50	6.50	1,021
3	0810	CONCRETE A	0	0	0	0	283.00	SF	6.50	6.50	1,380
4	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	88
5	0964	HALON SYST	0	0	10	4	40.00	SF	50.00	50.00	1,680
6	0855	CONC PAVER	0	0	13	8	104.00	SF	7.00	7.00	612

TOTAL OB/XF 5,481											
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	100.00	100.00	10,000.00	SF	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			406,837
TOTAL MARKET OB/XF VALUE			5,481
TOTAL LAND VALUE - MARKET			700,000
TOTAL MARKET VALUE			1,112,318
SOH/AGL Deduction			0
ASSESSED VALUE			1,112,318
TOTAL EXEMPTION VALUE	HI		0
BASE TAXABLE VALUE			1,112,318
TOTAL JUST VALUE			1,112,318
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,061,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141715	H/AC	3,900	08/05/2014
20140833	SIGN	298	04/29/2014
20110609	H/AC	1,500	04/25/2011
20090136	SIGN	200	01/30/2009
20090108	SIGN	25	01/26/2009
20071355	FOUNDATION	75,000	07/25/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2512/0445	11/08/2021	WD	Q	I	01
GRANTOR: KEOGH PATRICK J & FRA					
GRANTEE: 887 MYRTLE ATLANTA					
1256/0366	8/31/2004	WD	U	I	
GRANTOR: LANNON LENA B &					
GRANTEE: KEOGH PATRICK J & F					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2007] N6W6UOP=[YR=2006] N5STR=[YR=2006] E7N4W7S4DCK=[YR=2006] N9W30S5E25S4 E5\$W5S5E5\$W5N9W20PTO=[YR=2006] W12 S11CAN=[YR=2007] S36E13CAN=[YR=1994] E37 N13W7S7W30S6\$N6W2N18 U2 L5 N7 R5 U2 N1W11\$E11N1E1N10\$S10E12S5 E19\$BAS=[YR=1993] W19N5W13S2 D2 L5 S7 D2 R5 S18E32N7E7N19W7\$ PTR=E25 FUS=[YR=1993] S31E32N27STR=[YR=2006] E9N5 W1N9W7S5W12S5E5N1E6S5\$N4W32\$ W25\$.											

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS