

IN OR 2054/565  
ESMT OR 394/627  
EX R/W CASE #2002-CA96

GRILLAERT MICHAEL J  
861782 NORTH HAMPTON CLUB WAY  
FERNANDINA BEACH, FL 32034

2026

01-2N-26-0000-0003-0050



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 70  |
| Exterior Wall            | 28 | GLASS THRM 30  |
| Roof Structure           | 09 | RIDGE FRME 100 |
| Roof Cover               | 04 | BUILT-UP 100   |
| Interior Wall            | 06 | CUST PANEL 100 |
| Interior Floor           | 14 | CARPET 100     |
| Ceiling                  | 01 | FIN.SUSPD 100  |
| Air Condition            | 04 | ROOF TOP 100   |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 | 4  | 100            |
| Frame                    | 03 | MASONRY 100    |
| Story Height             | 11 | 100            |
| RMS                      | 1  | 100            |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | OWNER OCC 100  |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 2100 | RESTAURANTS/CAFE |

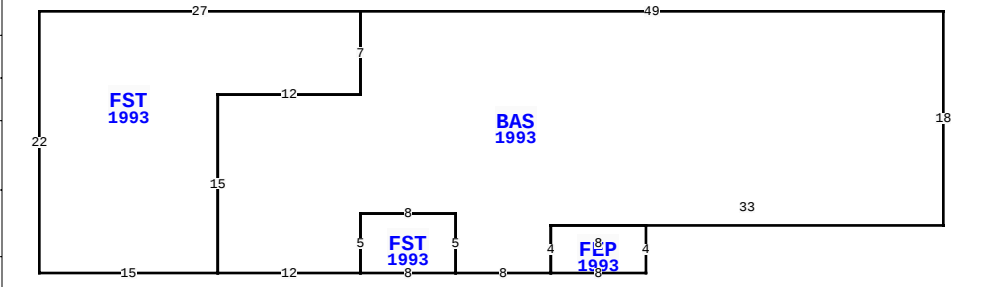
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 4001.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,086            | 100         | 1993 | 1,086        | 85,853               |
| FEP       | 32               | 80          | 1993 | 26           | 2,056                |
| FST       | 40               | 50          | 1993 | 20           | 1,581                |
| FST       | 414              | 50          | 1993 | 207          | 16,364               |
| TOTALS    | 1,572            |             |      | 1,339        | 105,854              |

| EXTRA FEATURES |            |             |     |     |    |   |           |    |          |
|----------------|------------|-------------|-----|-----|----|---|-----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS     | UT | Adj R    |
| 1              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0 | 18,004.00 | SF | 2.00     |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 335.00    | SF | 6.50     |
| 3              | 0443       | STK FNC 6'  | 0   | 0   | 0  | 0 | 16.00     | LF | 10.00    |
| 4              | 0402       | CONC BUMPE  | 0   | 0   | 0  | 0 | 14.00     | UT | 25.00    |
| 5              | 4950       | BOLLARD     | 0   | 0   | 0  | 0 | 4.00      | UT | 100.00   |
| 6              | 0446       | BOX FNC 6'  | 0   | 0   | 0  | 0 | 26.00     | LF | 20.00    |
| 7              | 0971       | ST LGHT OV  | 0   | 0   | 0  | 0 | 2.00      | UT | 1,555.00 |
| 8              | 0463       | FENCE GATE  | 0   | 0   | 0  | 0 | 1.00      | UT | 300.00   |
| 9              | 0810       | CONCRETE A  | 0   | 0   | 6  | 4 | 24.00     | SF | 6.50     |
| 10             | 1123       | CB 8"       | 0   | 0   | 21 | 2 | 42.00     | SF | 6.15     |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 002100   | C   | RESTAURANT           | 0   | 0004 | CG       | 150.00 | 125.00 | 19,602.00   |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |       |        |  |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 2101                                             | 04  | 1,339     | 126.3612    | 225.87         | 302,440        | 1983 | 1983 | 0    | 0    | 65.00 | 35.00  |  |
| 1 RSTARANT 1 0% - 0 Heated Area: 1112 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |



|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 02/09/2022 | KK | LGL DATE  |            |
| XF DATE  | 02/09/2022 | KK | LAND DATE | 04/20/2026 |
| INC DATE |            |    | AG DATE   | DC         |

| TOTAL OB/XF |            |             |     |     |    |   |           |    |          |                |           |         |
|-------------|------------|-------------|-----|-----|----|---|-----------|----|----------|----------------|-----------|---------|
| 20,353      |            |             |     |     |    |   |           |    |          |                |           |         |
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS     | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0803       | ASPHALT C   | 0   | 0   | 0  | 0 | 18,004.00 | SF | 2.00     | 2.00           | 100       | 1983    |
| 2           | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 335.00    | SF | 6.50     | 6.50           | 100       | 1983    |
| 3           | 0443       | STK FNC 6'  | 0   | 0   | 0  | 0 | 16.00     | LF | 10.00    | 10.00          | 100       | 1983    |
| 4           | 0402       | CONC BUMPE  | 0   | 0   | 0  | 0 | 14.00     | UT | 25.00    | 25.00          | 100       | 1990    |
| 5           | 4950       | BOLLARD     | 0   | 0   | 0  | 0 | 4.00      | UT | 100.00   | 100.00         | 100       | 1983    |
| 6           | 0446       | BOX FNC 6'  | 0   | 0   | 0  | 0 | 26.00     | LF | 20.00    | 20.00          | 100       | 1983    |
| 7           | 0971       | ST LGHT OV  | 0   | 0   | 0  | 0 | 2.00      | UT | 1,555.00 | 1,555.00       | 100       | 1983    |
| 8           | 0463       | FENCE GATE  | 0   | 0   | 0  | 0 | 1.00      | UT | 300.00   | 300.00         | 100       | 1983    |
| 9           | 0810       | CONCRETE A  | 0   | 0   | 6  | 4 | 24.00     | SF | 6.50     | 6.50           | 100       | 1983    |
| 10          | 1123       | CB 8"       | 0   | 0   | 21 | 2 | 42.00     | SF | 6.15     | 6.15           | 100       | 1983    |

| TOTAL OB/XF |          |     |                      |     |      |          |        |        |             |           |     |          |
|-------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|
| 20,353      |          |     |                      |     |      |          |        |        |             |           |     |          |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT |
| 1           | 002100   | C   | RESTAURANT           | 0   | 0004 | CG       | 150.00 | 125.00 | 19,602.00   | SF        |     | 1.00     |

| NASSAU COUNTY PROPERTY    |           |  |  |
|---------------------------|-----------|--|--|
| PAGE 1 of 2               |           |  |  |
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 4              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 105,854   |  |  |
| TOTAL MARKET OB/XF VALUE  | 20,652    |  |  |
| TOTAL LAND VALUE - MARKET | 235,224   |  |  |
| TOTAL MARKET VALUE        | 361,730   |  |  |
| SOH/AGL Deduction         | 134,891   |  |  |
| ASSESSED VALUE            | 226,839   |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |
| BASE TAXABLE VALUE        | 226,839   |  |  |
| TOTAL JUST VALUE          | 361,730   |  |  |
| NCON VALUE                | 0         |  |  |
| INCOME VALUE              |           |  |  |
| PREVIOUS YEAR MKT VALUE   | 266,291   |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B24429     | REPAIR/RRF  | 12,000 | 03/01/2011 |

| SALES DATA                   |           |           |     |     |        |
|------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2054/0565                    | 6/13/2016 | WD Q      | I   | 01  |        |
| GRANTOR: BOSWELL COMPANY THE |           |           |     |     |        |
| GRANTEE: GRILLAERT MICHAEL J |           |           |     |     |        |
| 0383/0024                    | 4/01/1983 | WD U      | V   |     |        |
| GRANTOR:                     |           |           |     |     |        |
| GRANTEE:                     |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W49 FST=[YR=1993] W27 S22 E15 N15 E12 N7\$ S7 W12 S15 E12 FST=[YR=1993] E8 N5 W8 S5\$ N5 E8 S5 E8 FEP=[YR=1993] E8 N4 W8 S4\$ N4 E33 N18\$. |  |  |  |  |  |  |  |  |  |

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