

PT D FERNANDEZ GRANT
SEC 37-2N-28E IN OR 1715/1776
& ESMT RGTS IN OR 1490/254

ABC PROPERTIES LTD
8989 SOUTH ORANGE AVE
ORLANDO, FL 32824

2026

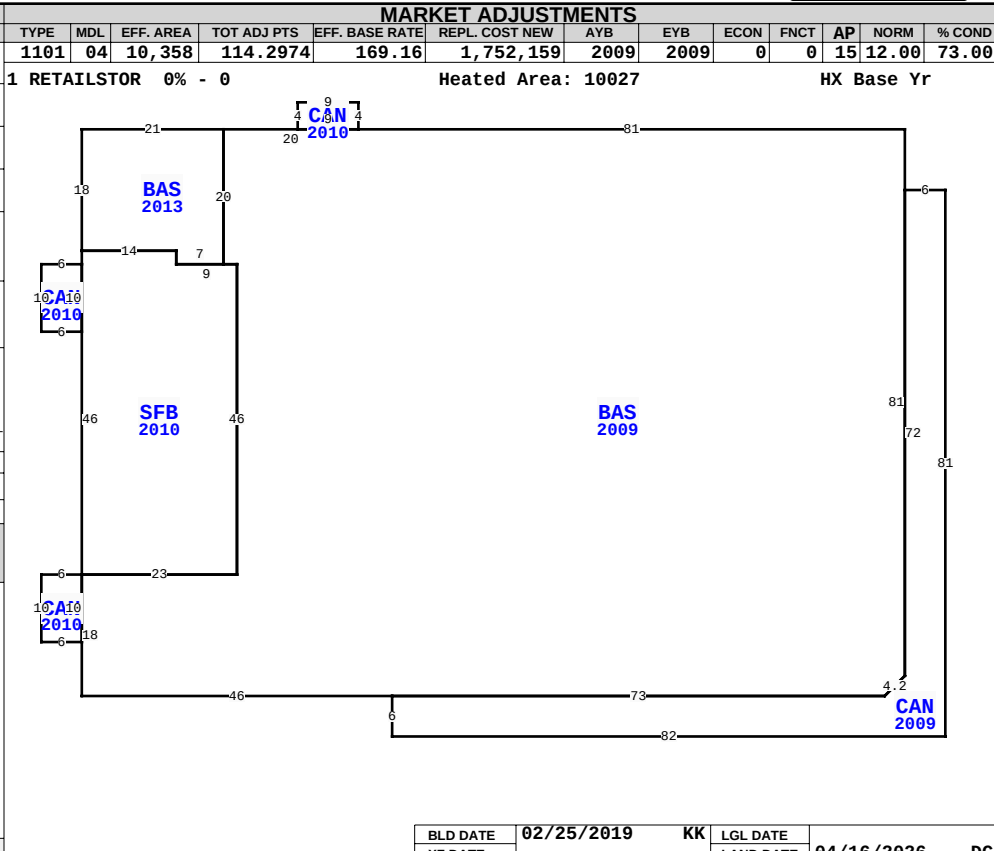
37-2N-28-0000-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height	15	100
RMS	4	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 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,766	100	2009	8,766	1,082,486
BAS	392	100	2013	392	48,407
CAN	947	30	2009	284	35,070
CAN	36	30	2010	11	1,359
CAN	60	30	2010	18	2,223
CAN	60	30	2010	18	2,223
SFB	1,086	80	2010	869	107,310
TOTALS	11,347			10,358	1,279,076



474574 SR 200, FERNANDINA BEACH				XF DATE						LAND DATE		04/16/2026	DC
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
15,403.00	SF	2.00	2.00	100	2009	2009	3	60	18,484				
826.00	LF	15.00	15.00	100	2009	2009	3	91	11,275				
6.00	UT	25.00	25.00	100	2009	2009	3	91	137				
204.00	SF	4.00	4.00	100	2009	2009	3	88	718				
60.00	LF	20.00	20.00	100	2009	2009	3	72	864				
27.00	UT	100.00	100.00	100	2009	2009	3	100	2,700				
3.00	UT	300.00	300.00	100	2009	2009	3	72	648				
3.00	UT	2,530.00	2,530.00	100	2009	2009	3	72	5,465				
5,157.00	SF	10.00	10.00	100	2009	2009	3	88	45,382				
2.00	UT	2,500.00	2,500.00	100	2009	2009	3	31	1,550				

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	001100	C	STORE 1FLR	0	0004	PUD	0.00	0.00	46,618.00	SF		1.00	1.00	1.00	13.00	13.00	606,034		

NASSAU COUNTY PROPERTY				PAGE 1 of 2	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE		1,279,076			
TOTAL MARKET OB/XF VALUE		90,646			
TOTAL LAND VALUE - MARKET		606,034			
TOTAL MARKET VALUE		1,975,756			
SOH/AGL Deduction		29,271			
ASSESSED VALUE		1,946,485			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,946,485			
TOTAL JUST VALUE		1,975,756			
NCON VALUE		0			
INCOME VALUE		1769532			
PREVIOUS YEAR MKT VALUE		1,769,532			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16736	H/AC	0	12/01/2011
E23997	NEW CONSTR	0	11/01/2011
B25271	REMODEL	2,500	10/01/2011
C0922422	CO ISSUED	0	10/08/2009
E22121	ELEC OTHER	250	09/01/2009
M14784	MECH OTHER	6,000	09/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1715/1776	11/30/2010	WD	U	I	30	1,850,000
GRANTOR: ABC LIQUORS INC						
GRANTEE: ABC PROPERTIES LTD						
1490/0247	4/04/2007	WD	Q	V		900,000
GRANTOR: MARSH LAKES INVESTORS						
GRANTEE: ABC LIQUORS INC						

BUILDING NOTES									
BAS=[YR=2009] W81 CAN=[YR=2010] N4 W9 S4 E9\$ W20									
BAS=[YR=2013] W21 S18 SFB=[YR=2010] S2 CAN=[YR=2010] W6									
S10 E6 N10\$ S46 E23 N46 W9 N2 W14\$ E14 S2 E7 N20\$ S20 E2 S46									
W23 CAN=[YR=2010] W6 S10 E6 N10\$ S18 E46 CAN=[YR=2009] S6									
E82 N81 W6 S72 D3 L3 W73\$ E73 U3 R3 N81\$.									

