BLK 1 E1/2 LOTS 1,2,3,4 (EX IN OR 1994/833 (EX W37.1 FT OF E1/2 LOTS 1,2,3,4)

THE CINNAMON BEAR GROUP INC/
107 CENTRE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0001-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Common Wall		31 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	00	QUALITY CODE 100
Occupancy	03	OCCUPANCY 100

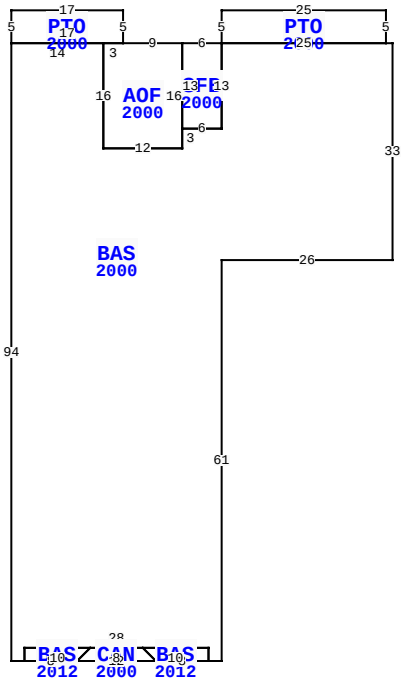
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	100	192	22,366
BAS	3,540	100	3,540	412,367
BAS	18	100	18	2,097
BAS	18	100	18	2,097
CAN	20	30	6	699
PTO	85	5	4	466
PTO	125	5	6	699
SFB	78	80	62	7,222
TOTALS	4,076		3,846	448,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,846	99.3898	145.61	560,016	2000	2000	0	0	0	20.00	80.00

1 RETAILSTOR – 0% - 0 Heated Area: 3830 HX Base Yr



107 CENTRE ST, FERNANDINA BEACH

BLD DATE	01/18/2019	KK	LGL DATE		
XF DATE	01/18/2019	KK	LAND DATE	01/18/2019	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	448,013
TOTAL MARKET OB/XF VALUE	2,723
TOTAL LAND VALUE - MARKET	446,790
TOTAL MARKET VALUE	897,526
SOH/AGL Deduction	185,192
ASSESSED VALUE	712,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	712,334
TOTAL JUST VALUE	897,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	802,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142126	WADSWORTH'S SIGN	600	10/01/2014
20141226	SIGN	425	06/09/2014
20141229	CINNAMON BEAR	5,000	06/09/2014
20141198	ELEC OTHER	1,200	06/05/2014
20131296	ROOF	17,673	06/07/2013
20021412	REPAIR/RRF	1,000	08/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/0863	7/28/2015	WD	Q	I	01	730,000
GRANTOR: 107-111 CENTRE STREET						
GRANTEE: THE CINNAMON BEAR G						
1830/1273	12/17/2012	WD	U	I	11	100
GRANTOR: SHAW DONALD M						
GRANTEE: 107-111 CENTRE STRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W1 PTO=[YR=2000] N5 W25 S5 E25$ W25 SFB=[YR=2000] W6 AOF=[YR=2000] W9 PTO=[YR=2000] N5 W17 S5 E17$ W3 S16 E12 N16$ S13 E6 N13$ S13 W6 S3 W12 N16 W14 S94 E2 BAS=[YR=2012] E8 CAN=[YR=2000] E12 BAS=[YR=2012] E8 N2 W10 D2 R2 $ U2 L2 W8 D2 L2 $ U2 R2 W10 S2$ N2 E28 S2 E2 N61 E26 N33$.

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	0940	SHEDS/PORT	0	0	4	25	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	
2	0940	SHEDS/PORT	0	0	4	18	72.00	SF	30.00	30.00	100	2000	2000	3	20	432	
3	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	55	743	
4	0097	AWNING CN	0	0	0	0	28.00	SF	65.00	65.00	100	2000	2000	3	40	728	
5	0443	STK FNC 6'	0	0	0	0	40.00	LF	10.00	10.00	100	2011	2011	3	55	220	

LAND DESCRIPTION

TOTAL OB/XF 2,723

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	001100	C	STORE 1FLR	0		C-3	0.00	0.00	4,467.90	SF		1.00	1.00	1.00	100.00	100.00	446,790							

REVIEW DATE 05/13/2023 BY REA Total Acres: 0.00 Total Land Value: 446,790 Market: 0 Agricultural: 0 Common: 446,790 PRINTED 08/02/2023 BY SYS