

101 CENTRE STREET LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

00-00-31-1800-0001-0012

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION BY		STANDARD											
Exterior Wall	19	COMMON BRK		100	2101	04	6,085	146.3490	259.40	1,578,449	1882	2010	0	0	130	8.00	130.00	Tax Group: 2	Tax Dist:										
Roof Structure	04	WOOD TRUSS		100	1 RSTARANT 1 - 0% - 2023										Heated Area: 6079														
Roof Cover	03	COMP SHNGL		100	BAS 1994										BAS 1994														
Interior Wall	05	DRYWALL		50	BAS 1994										BAS 1994														
Interior Wall	06	CUST PANEL		50	BAS 1994										BAS 1994														
Interior Floo	14	CARPET		100	BAS 1994										BAS 1994														
Ceiling	01	FIN.SUSPD		100	BAS 1994										BAS 1994														
Air Condition	03	CENTRAL		100	BAS 1994										BAS 1994														
Heating Type	04	AIR DUCTED		100	BAS 1994										BAS 1994														
Fixtures	30	100		100	BAS 1994										BAS 1994														
Frame	03	MASONRY		100	BAS 1994										BAS 1994														
Story Height	14	100		100	BAS 1994										BAS 1994														
RMS	7	100		100	BAS 1994										BAS 1994														
Stories	2.	2.		100	BAS 1994										BAS 1994														
Units	0	100		100	BAS 1994										BAS 1994														
BUD8 Adjustme	02	DIST FB		100	BAS 1994										BAS 1994														
Occupancy	00	NONE		100	BAS 1994										BAS 1994														
Quality	05	Quality Level		05	BAS 1994										BAS 1994														
DOR CODE	2100	RESTAURANTS/CAFE			BAS 1994										BAS 1994														
MAP NUM		MKT AREA		01	BAS 1994										BAS 1994														
NEIGHBORHOOD/LOC	1002.0200				BAS 1994										BAS 1994														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS 1994										BAS 1994														
BAS	2,151	100	2,151	725,360	BAS 1994										BAS 1994														
BAS	124	100	124	41,816	BAS 1994										BAS 1994														
BAS	368	100	368	124,097	BAS 1994										BAS 1994														
BAS	510	100	510	171,982	BAS 1994										BAS 1994														
FOP	10	30	3	1,011	BAS 1994										BAS 1994														
FOP	11	30	3	1,011	BAS 1994										BAS 1994														
FUS	2,926	100	2,926	986,705	BAS 1994										BAS 1994														
TOTALS	6,100		6,085	2,051,984	BAS 1994										BAS 1994														
EXTRA FEATURES					101 CENTRE ST, FERNANDINA BEACH										BAS 1994														
L N	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	BAS 1994												
1	0446	BOX FNC 6'	0	0	0	91.00	LF	20.00	20.00	100	1990	1990	3	20	364		BAS 1994												
2	0097	AWNING CN	0	0	0	47.00	SF	65.00	65.00	100	1991	1991	3	40	1,222		BAS 1994												
3	0810	CONCRETE A	0	0	12	6	72.00	SF	6.50	100	1960	1960	3	20	94		BAS 1994												
4	0418	EXHST FAN	0	0	0	2.00	UT	400.00	400.00	100	1980	1980	3	20	160		BAS 1994												
5	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1993	1993	3	36	162		BAS 1994												
6	0978	SECURTY LT	0	0	0	4.00	UT	450.00	450.00	100	1998	1998	3	48	864		BAS 1994												
7	0646	LWN SPRK H	0	0	0	5.00	UT	2.00	2.00	100	1993	1993	3	20	2		BAS 1994												
8	0971	ST LGHT OV	0	0	0	1.00	UT	1,555.00	1,555.00	100	1993	1993	3	36	560		BAS 1994												
9	0446	BOX FNC 6'	0	0	0	24.00	LF	20.00	20.00	100	2000	2000	3	20	96		BAS 1994												
10	1076	TRELLIS A	0	0	12	6	72.00	SF	7.50	100	2005	2005	3	44	238		BAS 1994												
LAND DESCRIPTION					TOTAL OB/XF										3,762														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	100.00	100.00	500,000												
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