BLOCK 10 LOTS 32 & 33
IN OR 2214/374
CITY OF FDNA BEACH

RIVERFRONT CRAB LLC
P O BOX 16496
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0010-0320

BUILDING CHARACTERISTICS

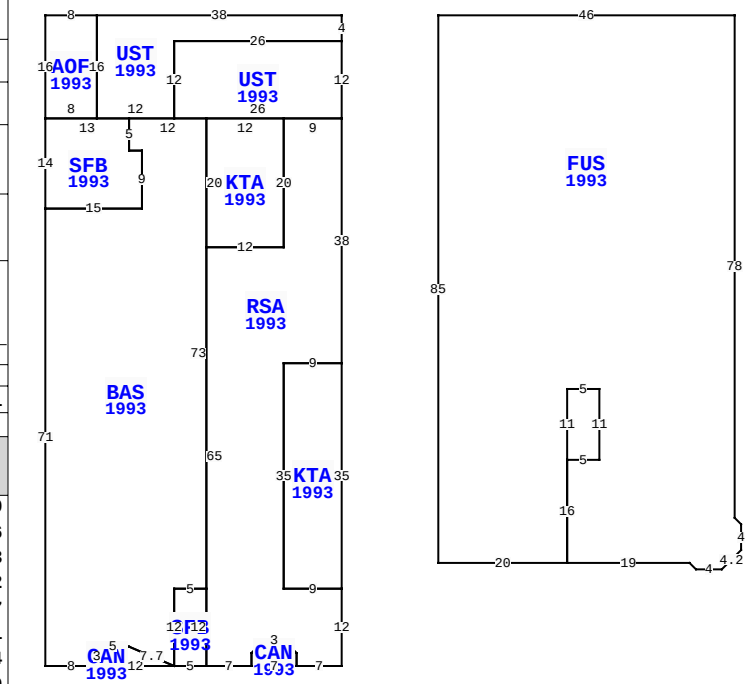
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		20 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	128	100	128	12,680
BAS	1,840	100	1,840	182,266
CAN	24	30	7	693
CAN	26	30	8	792
FUS	3,865	100	3,865	382,857
KTA	240	110	264	26,151
KTA	315	110	346	34,274
RSA	1,206	110	1,327	131,449
SFB	60	80	48	4,755
SFB	200	80	160	15,849
TOTALS	8,512		8,236	815,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	8,236	109.0584	159.77	1,315,866	1900	1990	0	0	0	38.00	62.00

1 RETAILSTOR – 0% - 0 Heated Area: 7802 HX Base Yr



** This building has 12 Sub-Areas

205 CENTRE ST, FERNANDINA BEACH

BLD DATE	06/14/2022	KK	LGL DATE		
XF DATE	06/14/2022	KK	LAND DATE	06/14/2022	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		815,837
TOTAL MARKET OB/XF VALUE		1,094
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,316,931
SOH/AGL Deduction		52,259
ASSESSED VALUE		1,264,672
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		1,264,672
TOTAL JUST VALUE		1,316,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,149,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220089	ROOF	0	03/15/2022
20210069	ROOF	8,500	09/09/2021
20181062	REPAIR/RRF	18,000	03/29/2018
20150057	ELEC OTHER	1,300	01/12/2015
20141578	SIGN	699	07/18/2014
20130131	H/AC	600	01/17/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/0374	7/26/2018	WD	Q	I	01	1,200,000
GRANTOR: HBD-BBD LLC						
GRANTEE: RIVERFRONT CRAB LLC						
1621/1594	5/27/2009	QC	U	I	11	100
GRANTOR: BUCHANAN CYNTHIA D						
GRANTEE: HBD-BBD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W38 AOF=[YR=1993] W8S16 SFB=[YR=1993] S14 BAS=[YR=1993] S71 E8 CAN=[YR=1993] E12 U3 L7 W5S3$N3E5 R7 D3 SFB=[YR=1993] E5 RSA=[YR=1993] E7 CAN=[YR=1993] E7 N2 U2 L2 W3 L2 D2 S2 $N2 U2 R2 E3 D2 R2 S2E7N12 KTA=[YR=1993] N35W9S35E9$W9N35E9N38 W9KTA=[YR=1993] W12S20E12N20$S20W12 S65$N12W5S12$N12E5N73W12S5E2S9 W15$E15N9W2N5W13$E8N16$S16E12 N12E26UST=[YR=1993] W26S12E26N12$N4$ PTR=E15 FUS=[YR=1993] S85E20N16N11E5 S11W5S16E19 D1 R1 E4 U3 R3 N4 U1 L1 N78W46$W15$.

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	0446	BOX FNC 6'	0	0	0	0	37.00	LF	20.00	20.00	100	2004	2004	3	24	178	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	66	198	
3	0098	AWNING MTL	0	0	46	6	276.00	SF	13.00	13.00	100	1990	1990	3	20	718	

LAND DESCRIPTION

TOTAL OB/XF 1,094

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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	100.00	100.00	500,000							

REVIEW DATE 06/14/2022 BY KK Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS