BLOCK 13 LOTS 1 & 34
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0013-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

302 CENTRE ST, FERNANDINA BEACH

BLD DATE	11/25/2014 KK	LGL DATE	
XF DATE		LAND DATE	10/15/2021 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	500,000
SOH/AGL Deduction	0
ASSESSED VALUE	500,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	500,000
TOTAL JUST VALUE	500,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210217	NEW CONSTR	25,000,000	10/27/2021
20210025	DEMOLITION	35,000	08/30/2021
20161982	ROOF	4,200	07/20/2016
20141691	H/AC	6,500	07/31/2014
20141494	H/AC	2,191	07/09/2014
20122078	SIGN	499	10/08/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2323/0405	12/05/2019	WD	U	I	37	1,850,000
GRANTOR: MANGANARO ENTERPRISES						
GRANTEE: 302 CENTRE STREET L						
2056/0781	6/28/2016	WD	U	I	11	100
GRANTOR: MANGANARO MARIO P & R						
GRANTEE: MANGANARO ENTERPRIS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	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 10/15/2021 BY KK Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS