BLOCK 13 LOT 27 & N15'OF E25'
OF LOT 26 IN OR 2351/1513
CITY OF FDNA BEACH

CENTRE & FOURTH LLC/
960185 GATEWAY BLVD STE #203
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0013-0270

BUILDING CHARACTERISTICS

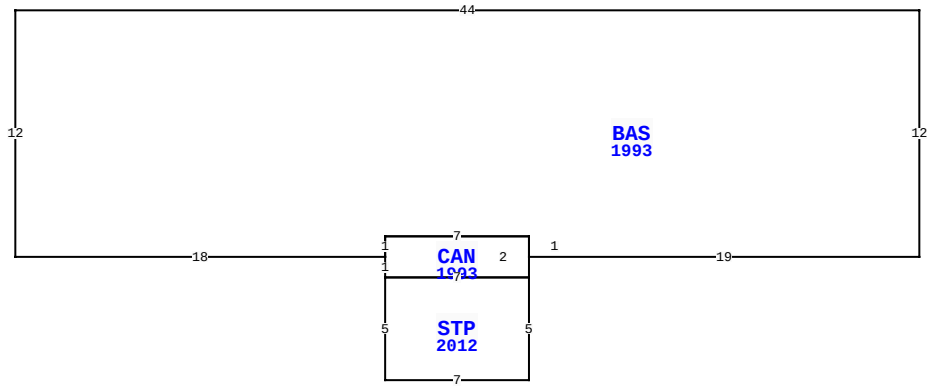
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	06	MANSARD 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAS	521	100	521	37,306
CAN	14	30	4	287
STP	35	10	4	287
TOTALS	570		529	37,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	529	97.7550	143.21	75,758	1971	1971	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 521 HX Base Yr



15 S 4TH ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	01/13/2022 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	37,879
TOTAL MARKET OB/XF VALUE	5,148
TOTAL LAND VALUE - MARKET	287,500
TOTAL MARKET VALUE	330,527
SOH/AGL Deduction	62,362
ASSESSED VALUE	268,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,165
TOTAL JUST VALUE	330,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170148	REMODEL	15,000	01/17/2017
20163554	DEMOLITION-INTERI	1,500	12/29/2016
20110707	SIGN	300	05/10/2011
20090296	SIGN	99	03/06/2009
20051844	REPAIR/RRF	2,000	05/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/1513	4/01/2020	SW	U	I	11	100
GRANTOR: LASSERRE JON C						
GRANTEE: CENTRE & FOURTH LLC						
2347/0446	3/11/2020	TD	U	I	11	100
GRANTOR: LASSERRE CURTISS H RE						
GRANTEE: LASSERRE JON C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S12 E18 CAN=[YR=1993] S1 STP=[YR=2012] S5 E7 N5 W7$ E7 N2 W7 S1$ N1 E7 S1 E19 N12$.

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	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1971	1971	3	30.6	38	
2	0802	ASPHALT B	0	0	19	49	931.00	SF	2.40	2.40	100	1993	1993	3	50	1,117	
4	1127	BRICK 8"	0	0	64	3	192.00	SF	11.00	11.00	100	1971	1971	3	60	1,267	
6	0810	CONCRETE A	0	0	12	19	228.00	SF	6.50	6.50	100	1971	1971	3	23	341	
7	0825	BRICK	0	0	8	7	56.00	SF	12.50	12.50	100	1971	1971	3	60	420	
8	0646	LWN SPRK H	0	0	0	0	5.00	UT	2.00	2.00	100	2005	2005	3	44	4	
9	0446	BOX FNC 6'	0	0	0	0	10.00	LF	20.00	20.00	100	2015	2015	3	74	148	
10	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2017	2017	3	82	394	
11	1242	WD DECK A	0	0	0	0	173.00	SF	10.00	10.00	100	2017	2017	3	82	1,419	

LAND DESCRIPTION

TOTAL OB/XF 5,148

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	25.00	115.00	2,875.00	SF		1.00	1.00	1.00	100.00	100.00	287,500							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 287,500 Market: 0 Agricultural: 0 Common: 287,500 PRINTED 08/02/2023 BY SYS