BLOCK 13 LOT 31
IN OR 1896/502
CITY OF FDNA BEACH

DOC SS FLORIDA INVESTMENTS LLC
85109 HARTS RD
YULEE, FL 32097

2023

00-00-31-1800-0013-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

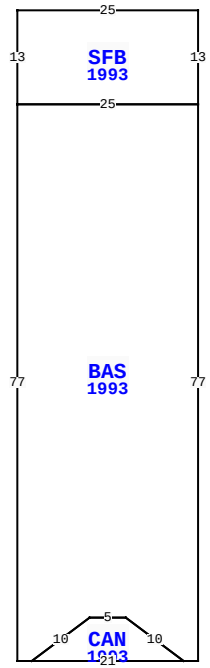
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		2 100
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	1,847	100	1,847	155,869
CAN	78	30	23	1,941
SFB	325	80	260	21,942
TOTALS	2,250		2,130	179,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,130	115.2112	168.78	359,501	1900	1980	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 2107 HX Base Yr



BLD DATE	03/01/2021 KK	LGL DATE	
XF DATE	03/01/2021 KK	LAND DATE	03/01/2021 KK
INC DATE		AG DATE	

310 CENTRE ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	179,750
TOTAL MARKET OB/XF VALUE	658
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	430,408
SOH/AGL Deduction	89,599
ASSESSED VALUE	340,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,809
TOTAL JUST VALUE	430,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021919	REMODEL	2,000	11/11/2002
20021219	SIGNS	1,400	07/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1896/0502	1/01/2014	QC	U	I	11	100
GRANTOR: SAVEDOFF STUART						
GRANTEE: DOC SS FLORIDA INVE						
0967/0427	1/18/2001	WD	Q	I		299,000
GRANTOR: ABDIAN RUTHELIA						
GRANTEE: SAVEDOFF STUART DR						

BUILDING NOTES

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	0097	AWNING CN	0	0	0	0	23.00	SF	65.00	65.00	100	2005	2005	3	44	658	

BUILDING DIMENSIONS

SFB=[YR=1993] W25 S13 BAS=[YR=1993] S77 E2 CAN=[YR=1993] E21 U6 L8 W5 L8 D6 $ R8 U6 E5 R8 D6 E2 N77 W25$ E25 N13$.

LAND DESCRIPTION

TOTAL OB/XF 658

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	100.00	2,500.00	SF		1.00	1.00	1.00	100.00	100.00	250,000							

REVIEW DATE 03/01/2021 BY KK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS