BLOCK 13 LOT 33
IN OR 2473/98
CITY OF FDNA BEACH

306 CENTRE ST LLC/FASANO GARY
1499 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

2023

00-00-31-1800-0013-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

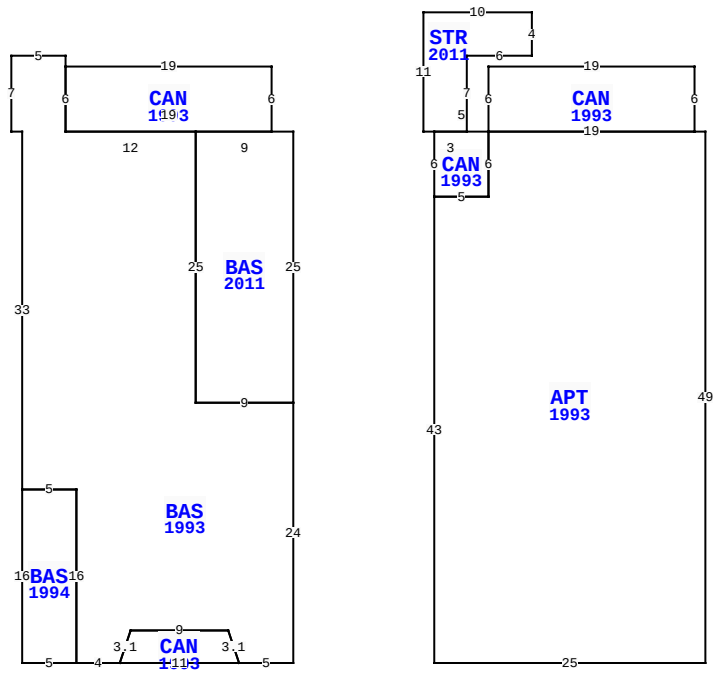
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,195	100	1,195	264,989
BAS	925	100	925	205,117
BAS	80	100	80	17,739
BAS	225	100	225	49,893
CAN	30	30	9	1,995
CAN	30	30	9	1,995
CAN	114	30	34	7,539
CAN	114	30	34	7,539
STR	68	10	7	1,552
TOTALS	2,781		2,518	558,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,518	164.5280	241.03	606,914	1900	2010	0	0	0	8.00	92.00

1 RETAILSTOR – 0% - 0 Heated Area: 2425 HX Base Yr



306 CENTRE ST, FERNANDINA BEACH

BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	02/09/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,009,079
SOH/AGL Deduction	0
ASSESSED VALUE	1,009,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,009,079
TOTAL JUST VALUE	1,009,079
NCON VALUE	0
INCOME VALUE	1,009,079
PREVIOUS YEAR MKT VALUE	1,009,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110947	REMODEL	0	03/19/2012
20111354	SIGN	220	08/11/2011
20111042	SIGN	4,500	06/24/2011
20110969	REMODEL	7,200	06/15/2011
20110955	REMODEL	10,000	06/13/2011
20110947	REMODEL	45,000	06/10/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0098	6/23/2021	WD	Q	I	01	1,280,000
GRANTOR: FASANO CANDACE & GARY						
GRANTEE: 306 CENTRE ST LLC						
1096/1015	11/22/2002	WD	U	I	12	465,000
GRANTOR: TAYLORZONE VENTURES I						
GRANTEE: FASANO CANDACE & GA						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W19 BAS=[YR=1993] N1 W5 S7 E1
S33BAS=[YR=1994] S16 E5 N16 W5$ E5 S16 E4 CAN=[YR=1993] E11
U3 L1 W9 D3 L1 $ U3 R1 E9 D3 R1 E5 N24 BAS=[YR=2011]
N25 W9 S25 E9$ W9 N25 W12 N6$ S6 E19 N6$ PTR= E20
CAN=[YR=1993] E19 S6 APT=[YR=1993] E1 S49 W25 N43
CAN=[YR=1993] N6 STR=[YR=2011] W1 N11 E10 S4 W6 S7 W3$ E5
S6 W5$ E5 N6 E19$ W19 N6$W20$.

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	0825	BRICK	0	0	0	0	330.00	SF	12.50	12.50	100	1988	1988	3	85	3,506	
5	0646	LWN SPRK H	0	0	0	0	6.00	UT	2.00	2.00	100	1993	1993	3	20	2	
6	0855	CONC PAVER	0	0	0	0	227.00	SF	10.00	10.00	100	2000	2000	3	80	1,816	
7	0442	STK FNC 5'	0	0	0	0	20.00	LF	8.10	8.10	100	1993	1993	3	20	32	
8	0443	STK FNC 6'	0	0	0	0	44.00	LF	10.00	10.00	100	2011	2011	3	55	242	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 5,847

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	001200	C	STORE COMB	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 02/09/2022 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS