



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floor	09	PINE WOOD 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		13 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1002.0200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	143	100	143	9,261
BAS	1,561	100	1,561	101,091
CAN	117	30	35	2,267
SDA	27	110	30	1,943
SDA	27	110	30	1,943
SFB	400	80	320	20,723
SFB	1,875	80	1,500	97,140

TOTALS	4,150		3,619	234,366
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0097	AWNING CN	0	0	0	24.00	SF	65.00	65.00	100	1995
2	0810	CONCRETE A	0	0	6	24.00	SF	6.50	6.50	100	1960
3	0810	CONCRETE A	0	0	6	48.00	SF	6.50	6.50	100	1960

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0003	C-3	25.00	100.00	2,500.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	3,619	88.4080	129.52	468,733	1900	1985	0	0	50.00	50.00
1 RETAILSTOR - 0% - 0 Heated Area: 3578 HX Base Yr											
313 CENTRE ST, FERNANDINA BEACH											
BLD DATE 02/09/2022 KK LGL DATE 02/09/2022 KK XF DATE 02/09/2022 KK LAND DATE 02/09/2022 KK INC DATE AG DATE											

TOTAL OB/XF											
717											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		234,366	
TOTAL MARKET OB/XF VALUE		717	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		485,083	
SOH/AGL Deduction		120,338	
ASSESSED VALUE		364,745	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		364,745	
TOTAL JUST VALUE		485,083	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		438,829	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090288	SIGN	400	03/05/2009
20090080	ELEC OTHER	4,800	01/20/2009
20080535	REPAIR/RRF	6,000	04/02/2008
20080282	H/AC	2,000	02/26/2008
20080214	OTHER	3,000	02/13/2008
20080163	REMODEL	18,000	02/05/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2113/1441	4/12/2017	WD	Q	I	01
GRANTOR: REITZ RUSSELL L MD ET					
GRANTEE: 313 CENTRE LLC					
1533/1845	11/02/2007	WD	U	I	01
GRANTOR: REITZ RUSSELL L M D					
GRANTEE: REITZ RUSSELL L M D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=1993] W16 S25 BAS=[YR=1993] W9 S75 E3 SDA=[YR=2012] E3 CAN=[YR=1993] E13 SDA=[YR=2012] E3 N9 W3 S9\$ N9 W13 S9\$ N9 W3 S9\$ N9 E19 S9 E3 N62 AOF=[YR=1993] N13 W11 S13 E11\$ W11 N13 W5\$ E16 N25\$ PTR=E15 SFB=[YR=2012] E25 S75 W25 N75\$ W15\$.											