BLOCK 14 LOTS 30 & 31
E 25 FT OF LOTS 2 & 3
IN OR 1776/1467

WRIGHT RUNWAY LLC
C/O JAMES FERGUSON, PO BOX 16987
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0014-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

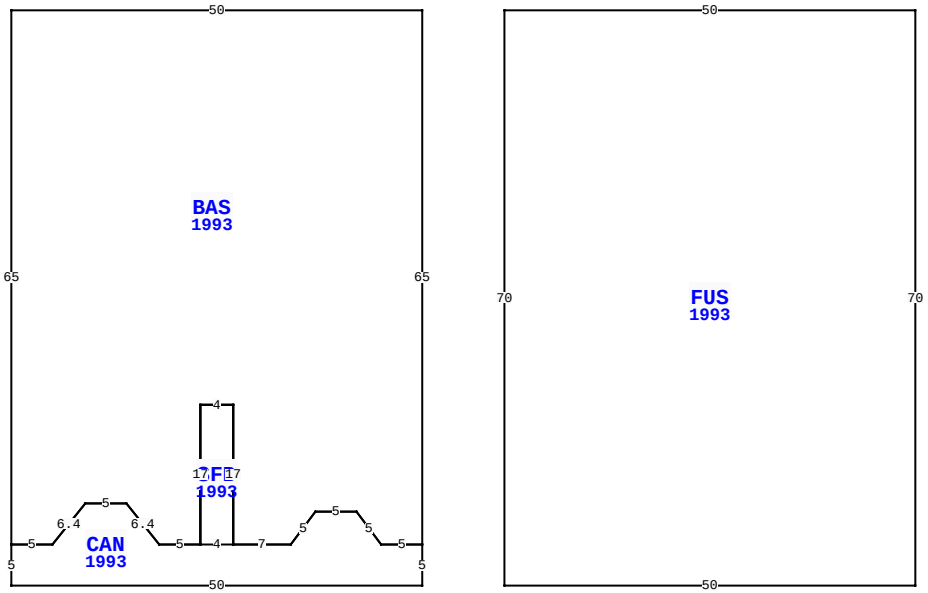
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		15 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAS	3,105	100	3,105	610,699
CAN	395	30	118	23,208
FUS	3,500	100	3,500	688,389
SFB	68	80	54	10,621
TOTALS	7,068		6,777	1,332,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1702	04	6,777	118.3710	317.23	2,149,868	1929	1990	0	0	0	38.00	62.00

1 SUP OFFICE – 0% - 0 Heated Area: 6659 HX Base Yr



311 CENTRE ST, FERNANDINA BEACH

BLD DATE	06/30/2021	KK	LGL DATE	
XF DATE	06/30/2021	KK	LAND DATE	06/30/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,332,918
TOTAL MARKET OB/XF VALUE		4,731
TOTAL LAND VALUE - MARKET		625,000
TOTAL MARKET VALUE		1,962,649
SOH/AGL Deduction		646,811
ASSESSED VALUE		1,315,838
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		1,315,838
TOTAL JUST VALUE		1,962,649
NCON VALUE		0
INCOME VALUE		905,877
PREVIOUS YEAR MKT VALUE		1,196,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200138	REMODEL	20,000	01/11/2021
20160328	REPLACE 12 WINDOW	30,000	02/08/2016
20122242	REMODEL	2,000	11/02/2012
20121913	REMODEL	1,500	09/14/2012
20121802	DEMOLITION	200	08/31/2012
20120467	NEW ROOF	25,000	03/21/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1776/1467	2/01/2012	WD	Q	I	02	940,000
GRANTOR: JASINSKY BRUCE A & PA						
GRANTEE: WRIGHT RUNWAY LLC						
1606/1265	2/11/2009	DG	U	I	30	180,000
GRANTOR: JASINSKY BRUCE A						
GRANTEE: JASINSKY BRUCE A &						

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	5.00	SF	65.00	65.00	100	1995	1995	3	40	130	
2	0810	CONCRETE A	0	0	0	0	301.00	SF	6.50	6.50	100	1982	1982	3	41	802	
3	0803	ASPHALT C	0	0	0	0	2,205.00	SF	2.00	2.00	100	2001	2001	3	50	2,205	
4	0097	AWNING CN	0	0	0	0	40.00	SF	65.00	65.00	100	2000	2000	3	40	1,040	
5	0097	AWNING CN	0	0	0	0	12.00	SF	65.00	65.00	100	2012	2012	3	71	554	

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S65 CAN=[YR=1993] S5 E50 N5 W5 U4 L3 W5 D4 L3 W7 SFB=[YR=1993] W4 N17 E4 S17$ N17 W4 S17 W5 U5 L4 W5 D5 L4 W5$ E5 U5 R4 E5 D5 R4 E5 N17 E4 S17 E7 U4 R3 E5 D4 R3 E5 N65$ PTR= E10 FUS=[YR=1993] S70 E50 N70 W50$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 4,731

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	50.00	100.00	6,250.00	SF		1.00	1.00	1.00	100.00	100.00	625,000							

REVIEW DATE 06/30/2021 BY KK Total Acres: 0.00 Total Land Value: 625,000 Market: 0 Agricultural: 0 Common: 625,000 PRINTED 08/02/2023 BY SYS