



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	7 100
Frame	02 WOOD FRAME 100
Story Height	12 100
RMS	4 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	1800 MULTI STORY OFFICE

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	146,756
CAN	192	30	58	4,643
FUS	2,025	100	2,025	162,128

TOTALS	4,050	3,916	313,528
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0825	BRICK	0	0	0	0	75.00	SF	12.50
2	0812	CONCRETE C	0	0	0	0	1,837.00	SF	4.00
3	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00
4	0400	CONC CURB	0	0	0	0	44.00	LF	15.00
5	0097	AWNING CN	0	0	0	0	30.00	SF	65.00
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001800	C	MULTISTORY	0	0003	C-3	50.00	78.00	5,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1701	04	3,916	94.7600	134.56	526,937	1989	1989	0	0
1 OFFICE 1&2 - 0% - 0									
Heated Area: 3858									
HX Base Yr									

500 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						

TOTAL OB/XF									
6,584									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001800	C	MULTISTORY	0	0003	C-3	50.00	78.00	5,000.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					313,528				
TOTAL MARKET OB/XF VALUE					6,584				
TOTAL LAND VALUE - MARKET					375,000				
TOTAL MARKET VALUE					695,112				
SOH/AGL Deduction					184,424				
ASSESSED VALUE					510,688				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					510,688				
TOTAL JUST VALUE					695,112				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					633,004				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210019	DEMOLITION	1,000	04/26/2021
20111562	H/AC	2,699	09/07/2011
20111113	REMODEL	0	07/08/2011
20111034	SIGN	1,806	06/23/2011
20081327	REPAIR/RRF	0	08/26/2008
19990955	REPAIR/RRF	4,281	07/30/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1718/1121	12/29/2010	WD U	I	I	11	100			
GRANTOR: FERREIRA ROBERT S & C									
GRANTEE: SUAREZ BLUFF LLC									
1718/1119	12/29/2010	WD U	I	I	11	100			
GRANTOR: FERREIRA ROBERT S									
GRANTEE: FERREIRA ROBERT S &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W45 S45 E19 CAN=[YR=1993] E26 N18 W5 S8 L6 D6 W15 S4 \$ N4 E15 U6 R6 N8 E5 N27 \$ PTR= E15 FUS=[YR=1993] E45 S45 W45 N45 \$ W15 \$.									