BLK 30 W 31.6FT OF N 45.1FT OF
LOT 1 & W 31.6FT OF S 8.45FT
OF LOT 2

503 CENTRE STREET LLC
PO BOX 17529
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0030-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,771
TOTAL LAND VALUE - MARKET	84,600
TOTAL MARKET VALUE	86,371
SOH/AGL Deduction	13,432
ASSESSED VALUE	72,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,939
TOTAL JUST VALUE	86,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1747/0764	7/15/2011	WD	Q	I	02	750,000
GRANTOR: CAMBRIDGE SOUTH II LL						
GRANTEE: 503 CENTRE STREET L						
1738/0012	5/09/2011	WD	Q	I	05	600,000
GRANTOR: AMELIA INTERIOR DESIG						
GRANTEE: CAMBRIDGE SOUTH II						

N 5TH ST, FERNANDINA BEACH

BLD DATE			LGL DATE	
XF DATE	12/30/2021	KK	LAND DATE	12/30/2021 KK
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	0803	ASPHALT C	0	0	0	0	1,366.00	SF	2.00	2.00	100	1980	1980	3	50	1,366	
2	0400	CONC CURB	0	0	0	0	40.00	LF	15.00	15.00	100	1980	1980	3	49	294	
3	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1998	1998	3	83	83	
4	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00	140.00	100	2000	2000	3	20	28	

LAND DESCRIPTION

TOTAL OB/XF 1,771

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	002800	C	PARKNG LOT	0	0003	C-3	0.00	0.00	1,692.00	SF		1.00	1.00	1.00	50.00	50.00	84,600							

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 84,600 Market: 0 Agricultural: 0 Common: 84,600 PRINTED 08/02/2023 BY SYS