

BLK 30 LOT 15, E 25FT OF LOTS
2 & 16 & W 75FT OF N 20FT OF
LOT 2 (EX PT IN OR 543/920)

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

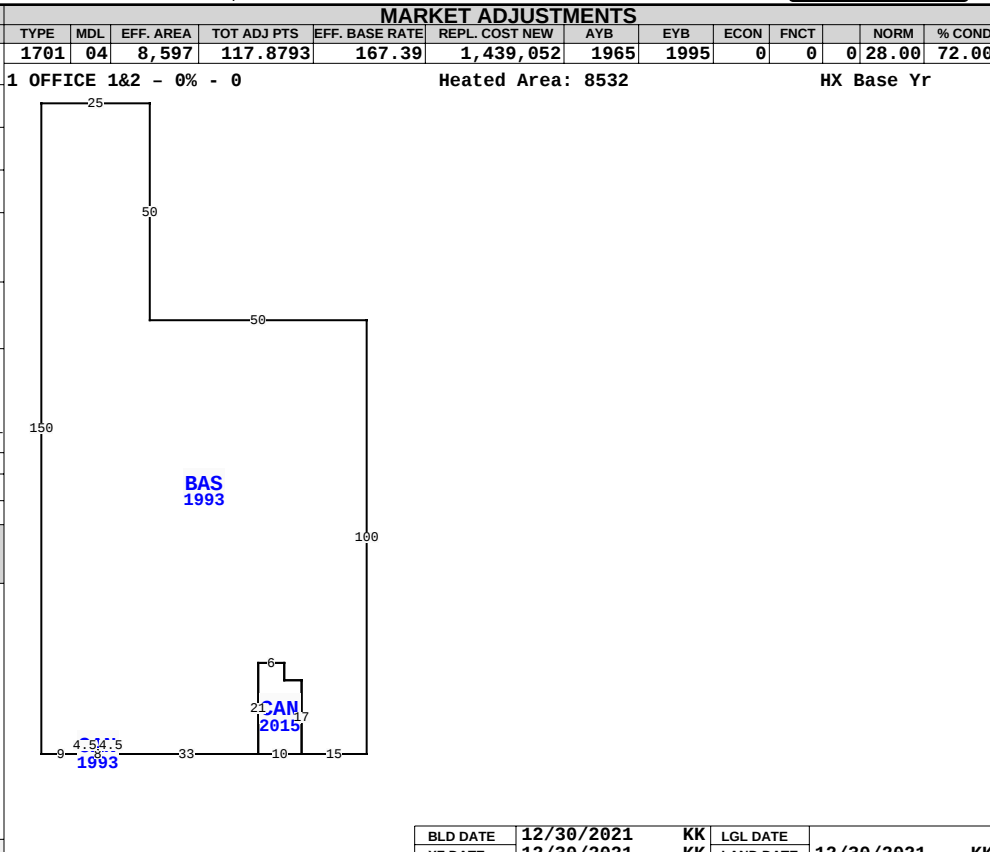
2023

00-00-31-1800-0030-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		29 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	ONE-1190Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,532	100	8,532	1,028,283
CAN	24	30	7	844
CAN	194	30	58	6,990
TOTALS	8,750		8,597	1,036,117



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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0097	AWNING CN	0	0	0	0	24.00	SF	65.00	65.00	686
2	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	229
3	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	229
4	0803	ASPHALT C	0	0	0	0	1,524.00	SF	2.00	2.00	1,524
5	0400	CONC CURB	0	0	0	0	18.00	LF	15.00	15.00	132
6	1123	CB 8"	0	0	0	0	219.00	SF	6.15	6.15	471
7	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	24

LAND DESCRIPTION										TOTAL OB/XF							3,295	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
1	001700	C	1STORY OFF	0	0003	C-3	0.00	0.00	10,245.26	SF		1.00	1.00	1.00	75.00	75.00		
REVIEW DATE		12/30/2021		BY	KK	Total Acres: 0.00			Total Land Value: 768,394			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 2											
BUILDING MARKET VALUE												Tax Dist:											
TOTAL MARKET OB/XF VALUE												1,036,117											
TOTAL LAND VALUE - MARKET												768,394											
TOTAL MARKET VALUE												1,807,806											
SOH/AGL Deduction												989,846											
ASSESSED VALUE												817,960											
TOTAL EXEMPTION VALUE												0											
BASE TAXABLE VALUE												817,960											
TOTAL JUST VALUE												1,807,806											
NCON VALUE												0											
INCOME VALUE												0											
PREVIOUS YEAR MKT VALUE												1,588,318											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151279	CO ISSUED	0	10/23/2015
B152179	BLD OUT FOR OFFIC	2,500	09/22/2015
20152005	H/AC	7,500	08/28/2015
20151977	DEMOLITION	3,500	08/26/2015
20151874	REMODEL	1,750	08/13/2015
20151876	REMODEL	1,100	08/13/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1747/0764	7/15/2011	WD	Q	I	01	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 DESIGN							
GRANTEE: CAMBRIDGE SOUTH II							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W50 N50 W25 S150 E9 CAN=[YR=1993] E8 U4 L2 W4 D4 L2 \$ U4 R2 E4 D4 R2 E33 CAN=[YR=2015] E10 N17 W4 N4 W6 S21\$ N21 E6 S4 E4 S17 E15 N100\$.											