

BLOCK 42 E88' OF LOT 8 &
N25' OF E88' OF LOT 7
IN OR 2069/815

DOUGHERTY ON CENTRE LLC/
PO BOX 16654
FERNANDINA BEACH, FL 32035-6654

2023

00-00-31-1800-0042-0080



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	28 GLASS THRM 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	11 100
Frame	03 MASONRY 100
Story Height	13 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	2100 RESTAURANTS/CAFE

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	1,120	100	1,120	194,049
BAS	330	100	330	57,175
BAS	468	100	468	81,085
CAN	500	30	150	25,989
CAN	504	30	151	26,162
UST	260	40	104	18,019

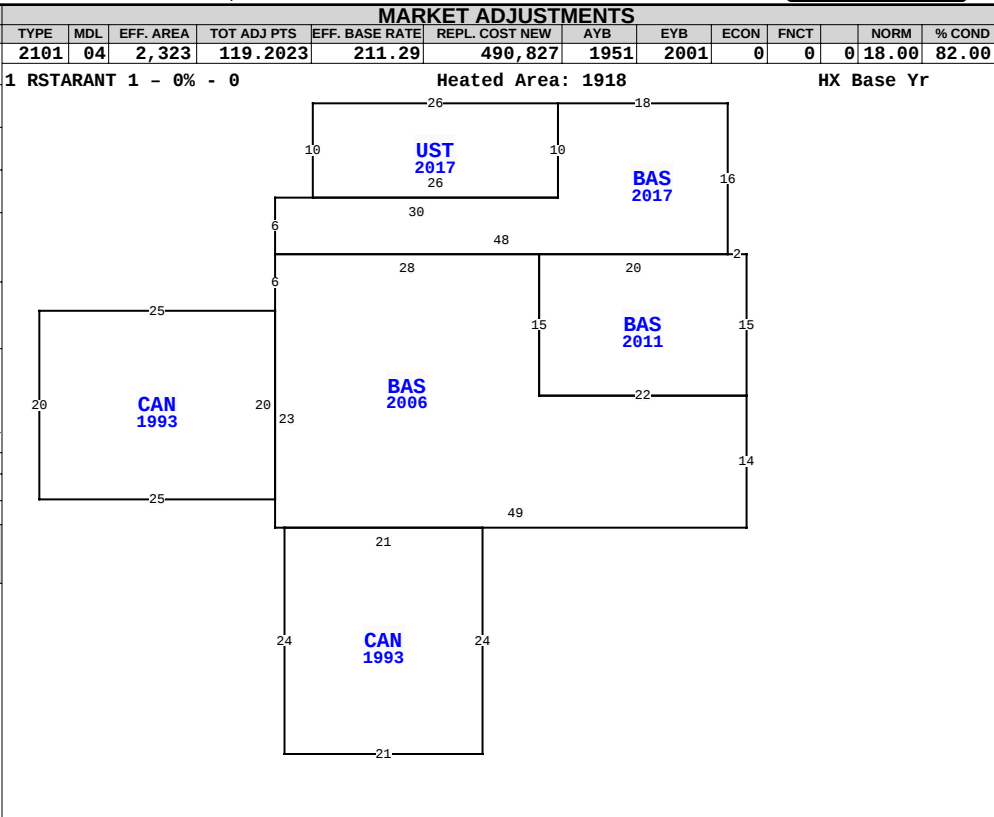
TOTALS	3,182	2,323	402,478
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EXTRA FEATURES	
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L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0802	ASPHALT B	0	0	0	0	511.00	SF	0.72	0.72	100	1987	1987	3	50	184	
2	0810	CONCRETE A	0	0	0	0	240.00	SF	6.50	6.50	100	1951	1951	3	20	312	
3	0812	CONCRETE C	0	0	0	0	6,210.00	SF	4.00	4.00	100	1980	1980	3	35	8,694	
5	0400	CONC CURB	0	0	0	0	70.00	LF	15.00	15.00	100	2006	2006	3	91	956	
6	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2006	2006	3	91	137	
7	0810	CONCRETE A	0	0	0	0	55.00	SF	6.50	6.50	100	2006	2006	3	88	315	
8	0964	HALON SYST	0	0	10	4	40.00	SF	50.00	50.00	100	2010	2010	3	92	1,840	
9	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2010	2010	3	81	1,823	
10	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2010	2010	3	100	300	
11	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2010	2010	3	50	200	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002100	C	RESTAURANT	0	0003	C-3	88.00	125.00	11,000.00	SF		1.00	1.00	1.00	50.00	50.00	550,000							



710 CENTRE ST, FERNANDINA BEACH	BLD DATE 11/30/2018	KK	LGL DATE	
	XF DATE 11/30/2018	KK	LAND DATE	11/30/2018
	INC DATE		AG DATE	

TOTAL OB/IF																	14,761
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	002100	C	RESTAURANT	0	0003	C-3	88.00	125.00	11,000.00	SF		1.00	1.00	1.00	50.00	50.00	550,000

NASSAU COUNTY PROPERTY																	PAGE 1 of 2		2
VALUATION SUMMARY																			

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	402,478
TOTAL MARKET OB/IF VALUE	26,412
TOTAL LAND VALUE - MARKET	550,000
TOTAL MARKET VALUE	978,890
SOH/AGL Deduction	94,827
ASSESSED VALUE	884,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	884,063
TOTAL JUST VALUE	978,890
NCON VALUE	0
INCOME VALUE	320,936
PREVIOUS YEAR MKT VALUE	868,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163105	ADDITION - KITCHEN	59,396	11/14/2016
20160733	3' TALL SAFETY BA	0	03/17/2016
20130793	REMODEL	1,455	04/15/2013
20130116	REPAIR/RRF	1,800	01/16/2013
20120422	A/C	7,000	03/14/2012
20112063	INSTALL GAS LINES	500	11/16/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2069/0815	8/30/2016	SW	Q	I	01	750,000
GRANTOR: RIO LAND & INVESTMENT						
GRANTEE: DOUGHERTY ON CENTRE						
1067/0612	7/09/2002	WD	Q	I		375,000
GRANTOR: FIRST COAST ENERGY LL						
GRANTEE: RIO LAND & INVESTME						

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2011] W2 BAS=[YR=2017] N16 W18 UST=[YR=2017] W26 S10 E26 N10\$ S10 W30 S6 BAS=[YR=2006] S6 CAN=[YR=1993] W25 S20 E25 N20\$ S23 E1 CAN=[YR=1993] S24 E21 N24 W21\$ E49 N14 W22 N15 W28\$ E48\$ W20 S15 E22 N15\$.						

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REVIEW DATE	11/30/2018	BY	KK	Total Acres: 0.00	Total Land Value: 550,000	Market: 0	Agricultural: 0	Common: 550,000	PRINTED 08/02/2023 BY SYS
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