

BLOCK 268 LOT 31 &
W25 FT OF E50 FT OF LOT 29
IN OR 1907/414

WATSON REALTY CORP
7821 DEERCREEK CLUB RD STE 200
JACKSONVILLE, FL 32256-3698

2023

00-00-31-1800-0268-0310



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	15	CONC BLOCK 90								1701	04	2,752	117.9418	167.48	460,905	1946	2000	0	0	0	20.00	80.00								
Exterior Wall	17	CB STUCCO 10								1 OFFICE 1&2 - 0% - 0										Heated Area: 2710										
Roof Structure	04	WOOD TRUSS 100																		HX Base Yr										
Roof Cover	04	BUILT-UP 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	11	CLAY TILE 50																												
Interior Floor	14	CARPET 50																												
Ceiling	01	FIN.SUSPD 100																												
Air Condition	04	ROOF TOP 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures		6 100																												
Frame	03	MASONRY 100																												
Story Height		11 100																												
RMS		8 100																												
Stories	1.	1. 100																												
Units		0 100																												
BUD8 Adjustme	02	DIST FB 100																												
Occupancy	00	OWNER OCC 100																												
Quality	04	Quality Level 04																												
DOR CODE	1700OFFICE BUILDINGS																													
MAP NUM																				01										
NEIGHBORHOOD/LOC	1002.0200																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,710	100	2,710	363,097																										
CAN	140	30	42	5,627																										
TOTALS					2,850		2,752	368,724																						
EXTRA FEATURES					116 CENTRE ST, FERNANDINA BEACH																									
L N	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	0810	CONCRETE A	0	0	25	16			400.00	SF	6.50				2,184															
2	0097	AWNING CN	0	0	0	0			25.00	SF	65.00				780															
3	1123	CB 8"	0	0	23	2			46.00	SF	6.15				235															
LAND DESCRIPTION																														
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	001700	C	1STORY OFF	0	0003	C-3	25.00	125.00	3,125.00	SF		1.00	1.00	1.00	100.00	100.00	312,500													
REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/02/2023 BY SYS																														