

BLOCK 269 LOT 7 & N1/2 OF LOT
8 & S 6 FT OF 6
CITY OF FDNA BEACH

FOUR FROM CENTRE LLC/
608 OCEAN CLUB COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0269-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	07 ASB SHNGLE 80
Exterior Wall	05 AVERAGE 20
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	07 CORK/VTILE 40
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	20 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	2100 RESTAURANTS/CAFE

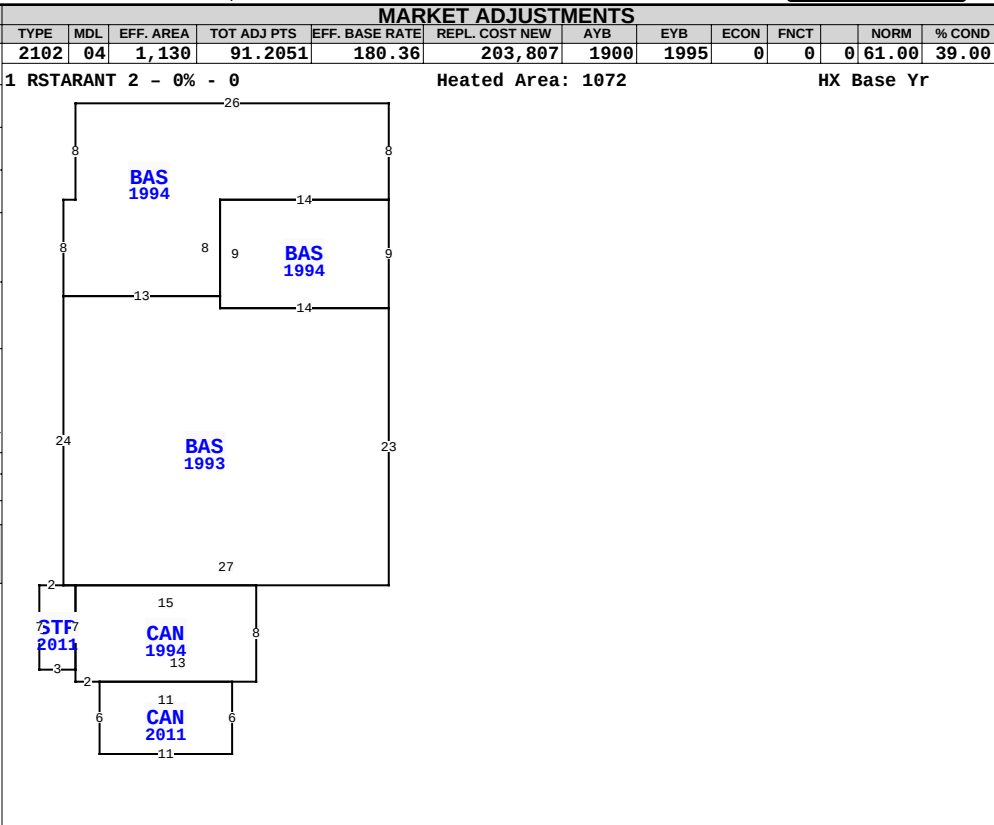
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	634	100	634	44,596
BAS	126	100	126	8,863
BAS	312	100	312	21,946
CAN	120	30	36	2,532
CAN	66	30	20	1,407
STP	21	10	2	141

TOTALS	1,279	1,130	79,485
--------	-------	-------	--------

EXTRA FEATURES											
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	18	180.00	SF	30.00	30.00	1,458
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	80
10	1242	WD DECK A	0	0	30	3	90.00	SF	10.00	10.00	243
11	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	207
12	0855	CONC PAVER	0	0	0	0	144.00	SF	10.00	10.00	1,253
13	0851	PATIO STON	0	0	0	0	1,211.00	SF	0.75	0.75	790
14	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	292
15	0479	VF PICKET	0	0	0	0	34.00	LF	10.00	10.00	235
16	0811	CONCRETE B	0	0	0	0	562.00	SF	5.20	5.20	2,542
17	0648	LIGHTS-AV	0	0	0	0	6.00	UT	140.00	140.00	227

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002100	C	RESTAURANT	0	0003	C-3	44.00	125.00	5,500.00	SF	1.00



BLD DATE	11/23/2020	KK	LGL DATE	
XF DATE	11/23/2020	KK	LAND DATE	11/23/2020
INC DATE			AG DATE	

TOTAL OB/IF											
7,327											

TOTAL OB/IF											
7,327											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			79,485
TOTAL MARKET OB/IF VALUE			7,495
TOTAL LAND VALUE - MARKET			330,000
TOTAL MARKET VALUE			416,980
SOH/AGL Deduction			132,094
ASSESSED VALUE			284,886
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			284,886
TOTAL JUST VALUE			416,980
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			427,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220295	REPAIR FLOOR	25,000	08/15/2022
20200097	ELEC OTHER	10,000	09/30/2020
20142067	REPAIR/RRF	1,500	09/23/2014
20111897	WINDOW DOOR SMKHO	2,000	10/20/2011
20110287	ELEC OTHER	150	03/03/2011
20110272	REMODEL	2,030	02/28/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2648/714	6/01/2023	TD U	I	40	
GRANTOR: EWING KATHERINE C TRU					
GRANTEE: FOUR FROM CENTRE LL					
1027/1543	12/31/2001	WD U	I	06	100
GRANTOR: LE CLOS OF AMELIA ISL					
GRANTEE: EWING KATHERINE C T					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1994] W26 S8 W1 S8 BAS=[YR=1993] S24 STP=[YR=2011] W2 S7 E3 CAN=[YR=1994] S1 E2 CAN=[YR=2011] S6 E11 N6 W11 \$ E13 N8 W15 S7 \$ N7 W1 \$ E27 N23 BAS=[YR=1994] N9 W14 S9 E14 \$ W14 N1 W13 \$ E13 N8 E14 N8 \$.											

**FOUR FROM CENTRE LLC/
608 OCEAN CLUB COURT
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0269-0070

[illegible]