



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	04	REIN CONC 100
Story Height		10 100
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	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC				
1002.0200				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	150	100	150	12,100
BAS	765	100	765	61,709
BAS	1,144	100	1,144	92,281
CAN	178	30	53	4,275
SFB	168	80	134	10,809
TOTALS	2,405		2,246	181,174

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0819	CONC 12"	0	0	19	35	665.00	SF	4.75	4.75	100	1981	1981
2	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1981	1981
3	0450	PREFAB FNC	0	0	0	0	23.00	LF	8.00	8.00	100	1993	1993

LAND DESCRIPTION													
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
1	001100	C	STORE 1FLR	0	0003	C-3	37.00	100.00	3,700.00	SF		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	2,246	110.1240	161.33	362,347	1981	1981	0	0	0	50.00	50.00	
1 RETAILSTOR - 0% - 0 Heated Area: 2193 HX Base Yr													
206 CENTRE ST, FERNANDINA BEACH													
BLD DATE 01/13/2022 KK LGL DATE 01/13/2022 KK LAND DATE 01/13/2022 KK													

TOTAL OB/XF													
1,326													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0819	CONC 12"	0	0	19	35	665.00	SF	4.75	4.75	100	1981	1981
2	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1981	1981
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1	001100	C	STORE 1FLR	0	0003	C-3	37.00	100.00	3,700.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						181,174
TOTAL MARKET OB/XF VALUE						1,326
TOTAL LAND VALUE - MARKET						370,000
TOTAL MARKET VALUE						552,500
SOH/AGL Deduction						0
ASSESSED VALUE						552,500
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						552,500
TOTAL JUST VALUE						552,500
NCON VALUE						0
INCOME VALUE						6,467,138
PREVIOUS YEAR MKT VALUE						510,471