



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		26 100
Frame	05	STEEL 100
Story Height		20 100
RMS		15 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	126	185	233	5,918
AOF	2,220	185	4,107	104,308
AOF	2,250	185	4,162	105,705
AOF	720	185	1,332	33,829
BAS	5,800	100	5,800	147,306
BAS	2,280	100	2,280	57,906
STR	96	10	10	254
STR	120	10	12	305
UST	3,000	50	1,500	38,096
TOTALS	16,612		19,436	493,628

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	0430	CL FNC 6B	0	0	0	0	646.00	LF	9.70	9.70	100	1989	1989
2	0812	CONCRETE C	0	0	0	0	41,087.00	SF	4.00	4.00	100	1989	1989
3	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989
4	0978	SECURTY LT	0	0	0	0	9.00	UT	450.00	450.00	100	1989	1989
5	0966	FIRE SPRNK	0	0	0	0	15,900.00	SF	3.00	3.00	100	1989	1989
6	6001	ROLLUP DR	0	0	9	7	1.00	UT	400.00	400.00	100	1989	1989
7	6001	ROLLUP DR	0	0	12	14	2.00	UT	400.00	400.00	100	1994	1994
8	6001	ROLLUP DR	0	0	22	10	1.00	UT	400.00	400.00	100	1989	1989
9	0098	AWNING MTL	0	0	4	6	24.00	SF	13.00	13.00	100	1994	1994
10	0098	AWNING MTL	0	0	4	5	20.00	SF	13.00	13.00	100	1994	1994

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
1	002000	C	AIRPORT	0	0006	ILW	0.00	0.00	52,478.00	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	
2803	06	19,436	95.5415	43.23	840,218	1989	1989	0	0	0	41.25	58.75	
1 AIR HANGAR - 0% - 0													
Heated Area: 13396 HX Base Yr													
BLD DATE 04/05/2019 KK LGL DATE 04/05/2019 KK AG DATE 04/05/2019 KK													

TOTAL OB/XF													
130,367													
3990 CENTURION WAY, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		493,628	
TOTAL MARKET OB/XF VALUE		134,986	
TOTAL LAND VALUE - MARKET		102,332	
TOTAL MARKET VALUE		730,946	
SOH/AGL Deduction		211,369	
ASSESSED VALUE		519,577	
TOTAL EXEMPTION VALUE		04	519,577
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		730,946	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		510,103	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150619	REMODEL	400	03/24/2015
20130827	H/AC	5,000	04/17/2013
20130770	ELEC OTHER	1,950	04/12/2013
20130699	REMODEL	9,600	04/04/2013
20130639	REMODEL	65,000	03/28/2013
20130165	DEMOLITION	2,500	01/23/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES													
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BUILDING DIMENSIONS													
AOF=[YR=1993] E30S75W30N75\$ PTR=W15 S55 AOF=[YR=1993] W14S9E14N9\$ E15N55 \$ PTR=E72 BAS=[YR=1993] E58AOF=[YR=1993] E30S74W30N74\$S100W58N100\$W72 PTR=S125 BAS=[YR=2013] S76E30 AOF=[YR=2008] W30S24E30N24\$ N33 STR=[YR=2008] E7N24W4S16W3S8\$N43W30\$ N125\$ PTR=E129S125 UST=[YR=2013] S26 STR=[YR=2008] W4S24E4N24\$S74E30N100 W30\$ W129N125\$.													

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

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