BLOCK 13 LOT 27 & N15'OF E25'
OF LOT 26 IN OR 2351/1513
CITY OF FDNA BEACH

CENTRE & FOURTH LLC/
960185 GATEWAY BLVD STE #203
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0013-0270**

## BUILDING CHARACTERISTICS

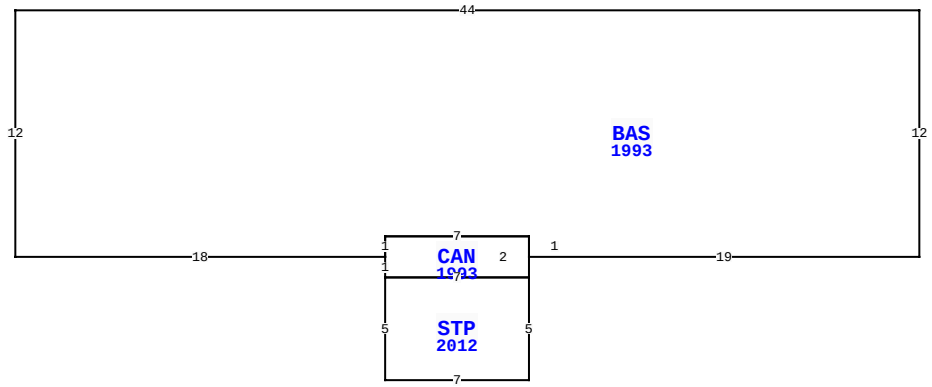
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 100 |
| Roof Structur | 06 | MANSARD 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 3 100 |
| 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 |
|---|---|---|---|---|
| BAS | 521 | 100 | 521 | 36,288 |
| CAN | 14 | 30 | 4 | 279 |
| STP | 35 | 10 | 4 | 279 |
| TOTALS | 570 | | 529 | 36,845 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1101 | 04 | 529 | 97.7550 | 139.30 | 73,690 | 1971 | 1971 | 0 | 0 | 0 | 50.00 | 50.00 |

1 RETAILSTOR – 0% - 0 Heated Area: 521 HX Base Yr




15 S 4TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/13/2022 | KK | LGL DATE | |
| XF DATE | 01/13/2022 | KK | LAND DATE | 01/13/2022 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 36,845 |
| TOTAL MARKET OB/XF VALUE | 4,978 |
| TOTAL LAND VALUE - MARKET | 287,500 |
| TOTAL MARKET VALUE | 329,323 |
| SOH/AGL Deduction | 34,342 |
| ASSESSED VALUE | 294,981 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 294,981 |
| TOTAL JUST VALUE | 329,323 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 330,527 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20170148 | REMODEL | 15,000 | 01/17/2017 |
| 20163554 | DEMOLITION-INTERI | 1,500 | 12/29/2016 |
| 20110707 | SIGN | 300 | 05/10/2011 |
| 20090296 | SIGN | 99 | 03/06/2009 |
| 20051844 | REPAIR/RRF | 2,000 | 05/26/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2351/1513 | 4/01/2020 | SW | U | I | 11 | 100 |
| GRANTOR: LASSERRE JON C | | | | | | |
| GRANTEE: CENTRE & FOURTH LLC | | | | | | |
| 2347/0446 | 3/11/2020 | TD | U | I | 11 | 100 |
| GRANTOR: LASSERRE CURTISS H RE | | | | | | |
| GRANTEE: LASSERRE JON C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W44 S12 E18 CAN=[YR=1993] S1 STP=[YR=2012] S5 E7 N5 W7$ E7 N2 W7 S1$ N1 E7 S1 E19 N12$.

## EXTRA FEATURES

| LN | 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 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 5.00 | UT | 25.00 | 25.00 | 100 | 1971 | 1971 | 3 | 29.2 | 37 | |
| 2 | 0802 | ASPHALT B | 0 | 0 | 19 | 49 | 931.00 | SF | 2.40 | 2.40 | 100 | 1993 | 1993 | 3 | 50 | 1,117 | |
| 3 | 1127 | BRICK 8" | 0 | 0 | 64 | 3 | 192.00 | SF | 11.00 | 11.00 | 100 | 1971 | 1971 | 3 | 58 | 1,225 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 12 | 19 | 228.00 | SF | 6.50 | 6.50 | 100 | 1971 | 1971 | 3 | 22 | 326 | |
| 5 | 0825 | BRICK | 0 | 0 | 8 | 7 | 56.00 | SF | 12.50 | 12.50 | 100 | 1971 | 1971 | 3 | 58 | 406 | |
| 6 | 0646 | LWN SPRK H | 0 | 0 | 0 | 0 | 5.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 40 | 4 | |
| 7 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 10.00 | LF | 20.00 | 20.00 | 100 | 2015 | 2015 | 3 | 70 | 140 | |
| 8 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 24.00 | LF | 20.00 | 20.00 | 100 | 2017 | 2017 | 3 | 78 | 374 | |
| 9 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 173.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 78 | 1,349 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,978

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 001100 | C | STORE 1FLR | 0 | 0003 | C-3 | 25.00 | 115.00 | 2,875.00 | SF | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 287,500 | | | | | | | |

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 287,500 Market: 0 Agricultural: 0 Common: 287,500 PRINTED 08/06/2024 BY SYS