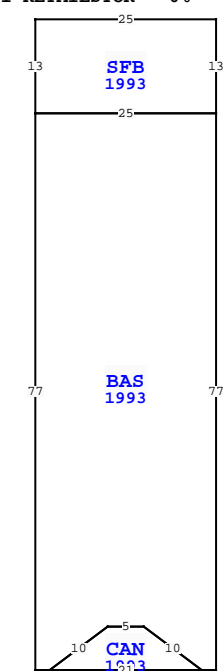


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	70
Interior Wall	08	DECORATIVE	30
Interior Floo	13	LVT/LAMNT	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		5	100
Frame	03	MASONRY	100
Story Height		14	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RETAILSTOR	- 0%	- 0									Heated Area: 2107	
												HX Base Yr	



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
BAS	1,847	100	1,847
CAN	78	30	23
SFB	325	80	260
TOTALS	2,250		2,130
			174,852

310 CENTRE ST, FERNANDINA BEACH

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	03/01/2021
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			174,852
TOTAL MARKET OB/XF VALUE			598
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			425,450
SOH/AGL Deduction			50,560
ASSESSED VALUE			374,890
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			374,890
TOTAL JUST VALUE			425,450
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021919	REMODEL	2,000	11/11/2002
20021219	SIGNS	1,400	07/16/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1896/0502	1/01/2014	QC	U	I	11	100

GRANTOR: SAVEDOFF STUART
GRANTEE: DOC SS FLORIDA INVE
0967/0427 1/18/2001 WD Q I 299,000
GRANTOR: ABDIAN RUTHELIA
GRANTEE: SAVEDOFF STUART DR

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0097	AWNING CN	0	0	23.00	SF	65.00	65.00	100	2005	2005	3	40	598	

BUILDING NOTES

BUILDING DIMENSIONS
SFB=[YR=1993] W25 S13 BAS=[YR=1993] S77 E2 CAN=[YR=1993] E21 U6 L8 W5 L8 D6 \$ R8 U6 E5 R8 D6 E2 N77 W25\$ E25 N13\$.

LAND DESCRIPTION														TOTAL OB/XF										
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	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	100.00	2,500.00	SF		1.00	1.00	1.00	100.00	100.00	250,000							