

BLOCK 13 LOT 33
IN OR 2473/98
CITY OF FDNA BEACH

306 CENTRE ST LLC
1499 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

2024

00-00-31-1800-0013-0330



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																			
Exterior Wall	19	COMMON BRK 100	1101	04	2,518	164.5280	234.45	590,345	1900	2010	0	0	0	9.00	91.00	VALUATION SUMMARY																		
Roof Structur	04	WOOD TRUSS 100	1 RETAILSTOR - 0% - 0													DIRECT_CAP																		
Roof Cover	04	BUILT-UP 100	Heated Area: 2425													Tax Group: 2 Tax Dist:																		
Interior Wall	05	DRYWALL 70	HX Base Yr													BUILDING MARKET VALUE 1,009,079																		
Interior Wall	06	CUST PANEL 30														TOTAL MARKET OB/XF VALUE 0																		
Interior Floo	13	LVT/LAMNT 50														TOTAL LAND VALUE - MARKET 0																		
Interior Floo	14	CARPET 50														TOTAL MARKET VALUE 1,009,079																		
Ceiling	02	F.NOT SUS 100														SOH/AGL Deduction 0																		
Air Condition	03	MASONRY 100														ASSESSED VALUE 1,009,079																		
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0																		
Fixtures	12	100														BASE TAXABLE VALUE 1,009,079																		
Frame	03	12 100														TOTAL JUST VALUE 1,009,079																		
Story Height	6	100														NCON VALUE 0																		
RMS	2.	2. 100														INCOME VALUE 1,009,079																		
Units	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 1,009,079																															
BUD8 Adjustme	00	NONE 100																																
Occupancy	06	Quality Level 06																																
Quality	1200	STORE/OFFICE/RESID																																
DOR CODE	MAP NUM		MKT AREA		01																													
NEIGHBORHOOD/LOC	1002.0200																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
APT	1,195	100	1,195	254,953																														
BAS	925	100	925	197,348																														
BAS	80	100	80	17,068																														
BAS	225	100	225	48,003																														
CAN	30	30	9	1,920																														
CAN	30	30	9	1,920																														
CAN	114	30	34	7,254																														
CAN	114	30	34	7,254																														
STR	68	10	7	1,493																														
TOTALS	2,781		2,518	537,214																														
EXTRA FEATURES				306 CENTRE ST A&B, FERNANDINA BEACH																														
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	0825	BRICK	0	0	0	0	330.00	SF	12.50	12.50	100	1988	1988	3	84	3,465																		
2	0646	LWN SPRK H	0	0	0	0	6.00	UT	2.00	2.00	100	1993	1993	3	20	2																		
3	0855	CONC PAVER	0	0	0	0	227.00	SF	10.00	10.00	100	2000	2000	3	79	1,793																		
4	0442	STK FNC 5'	0	0	0	0	20.00	LF	8.10	8.10	100	1993	1993	3	20	32																		
5	0443	STK FNC 6'	0	0	0	0	44.00	LF	10.00	10.00	100	2011	2011	3	50	220																		
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	81	243																		
TOTAL OB/XF 5,755																																		
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	001200	C	STORE COMB	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	100.00	100.00	250,000																	
REVIEW DATE 02/09/2022 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS																																		