BLOCK 14 W 100 FT OF LOT 2
PT OR 2255/1717
ESMT IN OR 365 PG 527

CAB ON CENTRE LLC
303 CENTRE STREET STE 100
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

N 3RD ST, FERNANDINA BEACH

BLD DATE	12/30/2021	KK	LGL DATE	12/30/2021 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,691
TOTAL LAND VALUE - MARKET	187,500
TOTAL MARKET VALUE	190,191
SOH/AGL Deduction	0
ASSESSED VALUE	190,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,191
TOTAL JUST VALUE	190,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2255/1717	2/15/2019	WD	Q	I	05	1,478,600
GRANTOR: SANTA MARIA PARTNERSH						
GRANTEE: CAB ON CENTRE LLC						
0351/0333	1/01/1982	MS	U	I		72,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0810	CONCRETE A	0	0	5	32	160.00	SF	6.50	6.50	100	1982	1982	3	38	395	
2	0803	ASPHALT C	0	0	0	0	2,296.00	SF	2.00	2.00	100	2001	2001	3	50	2,296	

LAND DESCRIPTION

TOTAL OB/XF 2,691

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	001001	C	V CM/XFOBT	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	0.75	100.00	75.00	187,500							

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/06/2024 BY SYS