



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	42	100
Frame	03	MASONRY 100
Story Height	13	100
RMS	25	100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	Q00E1190Level 04
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	450	100	450	38,961
APT	475	100	475	41,126
APT	475	100	475	41,126
BAS	1,408	100	1,408	121,905
BAS	216	100	216	18,702
BAS	344	100	344	29,784
BAS	490	100	490	42,424
BAS	586	100	586	50,736
BAS	775	100	775	67,100
FEP	96	80	77	6,667
TOTALS	7,575		7,439	644,068

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0097	AWNING CN	0	0	0	0	70.00	SF	65.00	65.00	100	1995
2	0858	SCULP CONC	0	0	0	0	583.00	SF	13.00	13.00	100	1998
3	1242	WD DECK A	0	0	4	62	248.00	SF	16.00	16.00	100	1985
4	1241	WD DECK G	0	0	7	13	91.00	UT	11.50	11.50	100	1990

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
1	001200	C	STORE COMB	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1101	04	7,439	121.5126	173.16	1,288,137	1900	1980	0	0	0	50.00	50.00
1 RETAILSTOR - 0% - 0												
Heated Area: 7425												
HX Base Yr												
** This building has 17 Sub-Areas												
317 CENTRE 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									

TOTAL OB/XF												
9,871												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		644,068	
TOTAL MARKET OB/XF VALUE		9,871	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,153,939	
SOH/AGL Deduction		207,864	
ASSESSED VALUE		946,075	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		946,075	
TOTAL JUST VALUE		1,153,939	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,172,017	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151656	OTHER	2,500	07/15/2015
20122336	REMODEL	600	11/19/2012
20122319	REMODEL	150	11/15/2012
20111548	REMODEL	2,320	09/06/2011
20111461	XFOB	500	08/24/2011
20111336	REPAIR/RRF	2,000	08/10/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0838/1305	6/22/1998	WD	U	I	12	700,000
GRANTOR: PITTMAN RICHARD E						
GRANTEE: SWAN BUILDING LP						
0757/0377	4/17/1996	WD	Q	I		450,000
GRANTOR: MOCK WILLIAM J JR/BEA						
GRANTEE: PITTMAN RICHARD E						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1994] W25 S20 FEP=[YR=1993] S3 BAS=[YR=1994] S10 BAS=[YR=1994] W25 S31 BAS=[YR=1993] S36 E3 FOP=[YR=1993] E6 N3 W6 S3 \$ N3 E6 S3 E11 FOP=[YR=1993] E6 N3 W6 S3 \$ N3 E6 S3 E11 FOP=[YR=1993] E4 BAS1994 = E9 N22 W13 S2 W5 S14 E5 S3 E4 S3 \$ N3 W4 S3 \$ N6 W5 N14 E5 N2 E13 N14 FEP 1993= N8 BAS=[YR=1994] N26 W17 S20 W8 S6 E25 \$ W25 S8 E25 \$ W50 \$ E25 N31 \$ S17 E8 N27 W8 \$ E8 S7 E17 N3 W8 N2 W6 N5 W11 \$ E11 S5 E6 S2 E8 N27\$ PTR= E40 APT=[YR=1993] E25 S19 APT=[YR=1993] S18 APT=[YR=1993] S19 SFB=[YR=1993] S8 FUS=[YR=1993] S36 W50 N36 E50 \$ W13FEP=[YR=1993] W12 N8 E12 S8 \$ N8 E13 \$ W25 N19 E25 \$ W25 N18 E25 \$ W25 N19 \$ W40 \$.												