



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 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		13 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1002.0200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	143	100	143	9,008
BAS	1,561	100	1,561	98,328
CAN	117	30	35	2,205
SDA	27	110	30	1,890
SDA	27	110	30	1,890
SFB	400	80	320	20,157
SFB	1,875	80	1,500	94,485

TOTALS	4,150		3,619	227,961
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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	24.00	SF	65.00	65.00	100	1995
2	0810	CONCRETE A	0	0	6	24.00	SF	6.50	6.50	100	1960
3	0810	CONCRETE A	0	0	6	48.00	SF	6.50	6.50	100	1960

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0003	C-3	25.00	100.00	2,500.00	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	3,619	88.4080	125.98	455,922	1900	1985	0	0	50.00	50.00
1 RETAILSTOR - 0% - 0											
Heated Area: 3578											
HX Base Yr											
BLD DATE	02/09/2022					KK	LGL DATE	02/09/2022			
XF DATE	02/09/2022					KK	LAND DATE				
INC DATE							AG DATE				

313 CENTRE ST, FERNANDINA BEACH

TOTAL OB/XF											
717											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		227,961	
TOTAL MARKET OB/XF VALUE		717	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		478,678	
SOH/AGL Deduction		77,459	
ASSESSED VALUE		401,219	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		401,219	
TOTAL JUST VALUE		478,678	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,083	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090288	SIGN	400	03/05/2009
20090080	ELEC OTHER	4,800	01/20/2009
20080535	REPAIR/RRF	6,000	04/02/2008
20080282	H/AC	2,000	02/26/2008
20080214	OTHER	3,000	02/13/2008
20080163	REMODEL	18,000	02/05/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2113/1441	4/12/2017	WD	Q	I	01
GRANTOR: REITZ RUSSELL L MD ET					
GRANTEE: 313 CENTRE LLC					
1533/1845	11/02/2007	WD	U	I	01
GRANTOR: REITZ RUSSELL L M D					
GRANTEE: REITZ RUSSELL L M D					

BUILDING NOTES											

BUILDING DIMENSIONS											
SFB=[YR=1993] W16 S25 BAS=[YR=1993] W9 S75 E3 SDA=[YR=2012] E3 CAN=[YR=1993] E13 SDA=[YR=2012] E3 N9 W3 S9\$ N9 W13 S9\$ N9 W3 S9\$ N9 E19 S9 E3 N62 AOF=[YR=1993] N13 W11 S13 E11\$ W11 N13 W5\$ E16 N25\$ PTR=E15 SFB=[YR=2012] E25 S75 W25 N75\$ W15\$.											