



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	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures	13	100	
Frame	03	MASONRY	100
Common Wall	42	100	
Story Height	14	100	
RMS	33	100	
Stories	2.	2. 100	
Units	0	100	
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1900	PROFESSIONAL BLDG	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	10,134	93.3303	132.30	1,340,728	1911	1980	0	0	67.50	32.50

1 OFFICE 1&2 - 0% - 0 Heated Area: 9933 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		435,737	
TOTAL MARKET OB/XF VALUE		35,794	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,221,531	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,221,531	
TOTAL EXEMPTION VALUE	HI	0	
BASE TAXABLE VALUE		1,221,531	
TOTAL JUST VALUE		1,221,531	
NCON VALUE		0	
INCOME VALUE		1,139,242	
PREVIOUS YEAR MKT VALUE		1,256,012	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	65	100	65	2,795
BAS	80	100	80	3,440
BAS	522	100	522	22,445
BAS	2,169	100	2,169	93,262
BAS	1,903	100	1,903	81,824
CAN	36	30	11	473
CAN	349	30	105	4,515
FST	70	50	35	1,505
FST	56	50	28	1,204
FUS	2,915	100	2,915	125,338
TOTALS	10,500		10,134	435,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190074	REMODEL	203,000	09/24/2019
20171939	REMODEL	5,000	06/23/2017
20161404	REMODEL - BUILD O	44,000	05/18/2016
20122488	H/AC	8,000	12/12/2012
20122119	REMODEL	2,500	10/12/2012
20121738	OTHER	2,495	08/23/2012

  

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2255/1717	2/15/2019	WD Q	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:

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	0	38.00	SF	65.00	65.00	100	2004	2004	3	40	988	
2	0812	CONCRETE C	0	0	0	1,227.00	SF	4.00	4.00	100	1982	1982	3	38	1,865	
3	0410	ELEVATOR	0	0	0	1.00	UT	30,000.00	30,000.00	100	1982	1982	3	100	30,000	
4	0802	ASPHALT B	0	0	0	826.00	SF	2.40	2.40	100	2001	2001	3	50	991	
5	0097	AWNING CN	0	0	0	75.00	SF	65.00	65.00	100	2004	2004	3	40	1,950	

\*\* This building has 12 Sub-Areas  
303 CENTRE ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	KK	LGL DATE	LAND DATE	AG DATE	KK
12/10/2019	12/10/2019			12/10/2019			

BUILDING NOTES											
FST=[YR=1993] W10 BAS=[YR=2012] W21 CAN=[YR=1993] W9 S4 E9 N4\$ S4 BAS=[YR=1993] W9 BAS=[YR=1993] N4 W30 BAS=[YR=1993] W5 S16 E5 N16\$ S16 W5 S41 BAS=[YR=1993] S13 E5 CAN=[YR=1993] E70 N5 W8 D2 L3 W4 U2 L3 W13 N3 W9 S3 W13 D2 L3 W4 L3 U2 W7 S5\$ N13 W5\$ E5 S8 E7 D2 R3 E4 U2 R3 E13 N61\$ S58 E9 N58\$ S22 FST=[YR=2012] S8 E7 N8 W7\$ E7 S8 W7 S31 E13 D2 R3 E4 R3 U2 E8 N58 W10 N7\$ S7 E10 N7\$ PTR= E70 FUS=[YR=2019] E66 S55 FUS=[YR=1993] S15 W75 N70 E9 S28 E36 UST=[YR=2012] E7 S8 W7 N8\$ S8 E7 N6 E6 S15 E4 S10 E13\$ W13 N10 W4 N15 W6 N2 W43 N28\$ W70\$.											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001900	C	PROF. BLDG	0	0003	C-3	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	100.00	100.00	750,000							

BUILDING DIMENSIONS																							
FST=[YR=1993] W10 BAS=[YR=2012] W21 CAN=[YR=1993] W9 S4 E9 N4\$ S4 BAS=[YR=1993] W9 BAS=[YR=1993] N4 W30 BAS=[YR=1993] W5 S16 E5 N16\$ S16 W5 S41 BAS=[YR=1993] S13 E5 CAN=[YR=1993] E70 N5 W8 D2 L3 W4 U2 L3 W13 N3 W9 S3 W13 D2 L3 W4 L3 U2 W7 S5\$ N13 W5\$ E5 S8 E7 D2 R3 E4 U2 R3 E13 N61\$ S58 E9 N58\$ S22 FST=[YR=2012] S8 E7 N8 W7\$ E7 S8 W7 S31 E13 D2 R3 E4 R3 U2 E8 N58 W10 N7\$ S7 E10 N7\$ PTR= E70 FUS=[YR=2019] E66 S55 FUS=[YR=1993] S15 W75 N70 E9 S28 E36 UST=[YR=2012] E7 S8 W7 N8\$ S8 E7 N6 E6 S15 E4 S10 E13\$ W13 N10 W4 N15 W6 N2 W43 N28\$ W70\$.																							