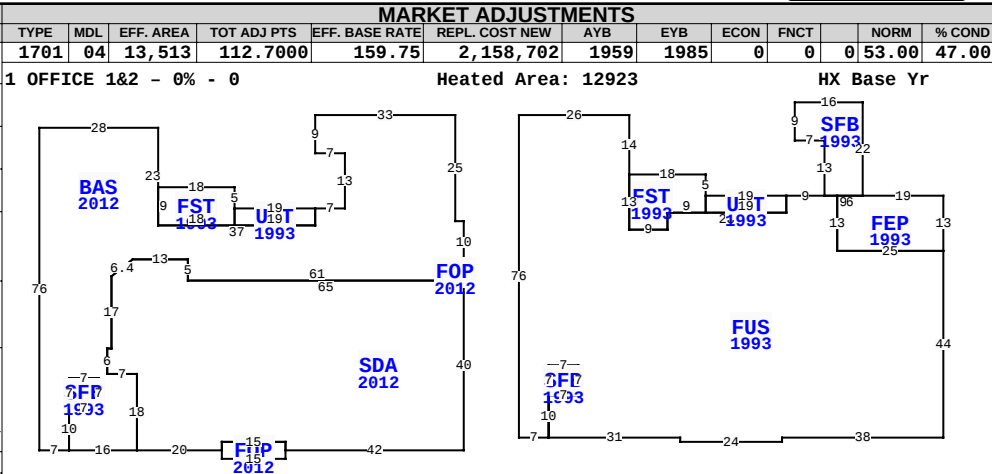




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		35 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		56 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			1,014,590
TOTAL MARKET OB/XF VALUE			103,369
TOTAL LAND VALUE - MARKET			1,500,000
TOTAL MARKET VALUE			2,617,959
SOH/AGL Deduction			0
ASSESSED VALUE			2,617,959
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,617,959
TOTAL JUST VALUE			2,617,959
NCON VALUE			0
INCOME VALUE			2,680,780
PREVIOUS YEAR MKT VALUE			2,675,524

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,350	100	3,350	251,527
FEP	325	80	260	19,521
FOP	16	30	5	376
FOP	60	30	18	1,352
FST	162	50	81	6,082
FST	198	50	99	7,433
FUS	5,758	100	5,758	432,325
SDA	3,268	110	3,595	269,921
SFB	49	80	39	2,928
SFB	49	80	39	2,928
TOTALS	13,648		13,513	1,014,590

** This building has 13 Sub-Areas

402 CENTRE ST, FERNANDINA BEACH

BLD DATE	03/18/2021	KK	LGL DATE	
XF DATE	03/18/2021	KK	LAND DATE	03/18/2021
INC DATE			AG DATE	

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	0978	SECURITY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2001	2001	3	55	248	
2	0966	FIRE SPRNK	0	0	0	0	13,472.00	SF	3.00	3.00	100	2001	2001	3	80	32,333	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2001	2001	3	100	40,000	
4	0803	ASPHALT C	0	0	0	0	8,278.00	SF	2.00	2.00	100	2012	2012	3	70	11,589	
5	0811	CONCRETE B	0	0	0	0	506.00	SF	5.20	5.20	100	2012	2012	3	93	2,447	
6	0097	AWNING CN	0	0	0	0	216.00	SF	65.00	65.00	100	2012	2012	3	68	9,547	
7	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2012	2012	3	95	48	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2012	2012	3	100	400	
9	0649	LIGHTS-GD	0	0	0	0	2.00	SF	225.00	225.00	100	2012	2012	3	55	248	
10	1128	BRICK 12"	0	0	0	0	48.00	SF	14.00	14.00	100	2012	2012	3	98	659	

LAND DESCRIPTION										TOTAL OB/XF										97,519									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001800	C	MULTISTORY	0	0003	C-3	100.00	150.00	15,000.00	SF		1.00	1.00	1.00	100.00	100.00	1,500,000												
				</																									

BUILDING CHARACTERISTICS

CD

CONSTRUCTION

ELEMENT

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

DOR CODE

1800

MULTI STORY OFFICE

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

TOTALS

EXTRA FEATURES

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

11 4950 BOLLARD 0 0 0 0 4.00 UT 100.00 100.00 100 2012 2012 3 100 400

12 0400 CONC CURB 0 0 0 0 32.00 LF 15.00 15.00 100 2012 2012 3 95 456

13 1126 CB/STC 8" 0 0 0 0 165.00 SF 8.00 8.00 100 2012 2012 3 93 1,228

14 0810 CONCRETE A 0 0 0 0 100.00 SF 6.50 6.50 100 2012 2012 3 93 605

15 0810 CONCRETE A 0 0 0 0 137.00 SF 6.50 6.50 100 2012 2012 3 93 828

16 0972 ST LGHT UN 0 0 0 0 2.00 UT 1,012.00 1,012.00 100 2012 2012 3 83 1,680

17 0400 CONC CURB 0 0 0 0 97.00 LF 15.00 15.00 100 1976 1976 3 38 553

18 0463 FENCE GATE 0 0 0 0 1.00 UT 120.00 120.00 100 2012 2012 3 83 100

LAND DESCRIPTION

TOTAL OB/XF

5,850

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

03/18/2021

BY

KK

Total Acres:

0.00

Total Land Value:

1,500,000

Market:

0

Agricultural:

0

Common:

1,500,000

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MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

PAGE 2 of 2

2

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

1,014,590

TOTAL MARKET OB/XF VALUE

103,369

TOTAL LAND VALUE - MARKET

1,500,000

TOTAL MARKET VALUE

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ASSESSED VALUE

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TOTAL EXEMPTION VALUE

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BASE TAXABLE VALUE

2,617,959

TOTAL JUST VALUE

2,617,959

NCON VALUE

0

INCOME VALUE

2,680,780

PREVIOUS YEAR MKT VALUE

2,675,524

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20121652 FIRE SPRNK 3,500 08/14/2012

20121450 A/C 4,800 07/18/2012

20121306 REPL METER / LIGH 12,000 07/03/2012

20121320 REPL ELEV REPAVE 80,000 07/03/2012

20121264 TENANT BUILD OUT 120,000 06/26/2012

20120260 DEM NON BEAR WALL 2,000 02/16/2012

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2444/1043 3/22/2021 WD Q I 01 2,750,000

GRANTOR: CAMBRIDGE SOUTH II LL

GRANTEE: RIVERFRONT CRAB LLC

1771/0351 12/30/2011 WD U I 38 950,000

GRANTOR: CENTRE STREET GLAD LL

GRANTEE: CAMBRIDGE SOUTH II

BUILDING NOTES

BUILDING DIMENSIONS