BLOCK 37 LOT E1/2 OF 8
IN OR 1964/1977
CITY OF FDNA BEACH

614 CENTRE STREET LLC
614 CENTRE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0037-0080

BUILDING CHARACTERISTICS

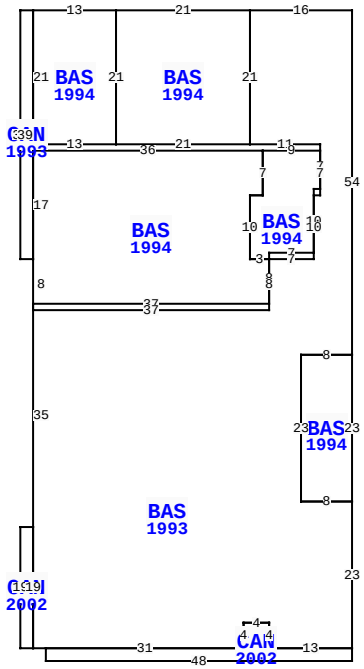
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	22	PRECAST PN 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,035	100	3,035	467,907
BAS	163	100	163	25,130
BAS	184	100	184	28,367
BAS	273	100	273	42,089
BAS	441	100	441	67,989
BAS	888	100	888	136,904
CAN	78	30	23	3,546
CAN	38	30	11	1,696
CAN	112	30	34	5,242
TOTALS	5,212		5,052	778,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	5,052	150.4265	259.11	1,309,024	1955	1990	0	0	0	40.50	59.50

1 RSTARANT 1 – 0% - 0 Heated Area: 4984 HX Base Yr



614 CENTRE ST, FERNANDINA BEACH

BLD DATE	01/07/2022	KK	LGL DATE	
XF DATE	01/07/2022	KK	LAND DATE	01/07/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	778,869
TOTAL MARKET OB/XF VALUE	9,267
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	1,138,136
SOH/AGL Deduction	382,347
ASSESSED VALUE	755,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	755,789
TOTAL JUST VALUE	1,138,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,194,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160607	ELC REPAIR	700	03/07/2016
20150646	REMODEL	2,200	03/27/2015
20150621	DEMOLITION	22,000	03/25/2015
20140975	SIGN	3,000	05/13/2014
20140580	H/AC	7,900	03/26/2014
20111065	MECH OTHER	1,200	06/29/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1964/1977	2/27/2015	WD	U	I	35	825,000
GRANTOR: WONG KENNY & LORETTA						
GRANTEE: 614 CENTRE STREET L						
0290/0676	5/01/1979	WD	Q	I		65,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=1994] W21 BAS=[YR=1994] W13
CAN=[YR=1993] W2 S39 E2 BAS=[YR=1994] S8 E37 N8
BAS=[YR=1994] E7 N10 E1 N7 W9 S7 W2 S10 E3 $ W3 N10 E2 N7
W36 S17 $ N39 $ S21 E13 N21 $ S21 E21 N21 $ S21 E11 S7 W1 S10
W7 S8 W37 S35 CAN=[YR=2002] W2 S19 E2 N19 $ S19 E2
CAN=[YR=2002] S2 E48 N2 W13 N4 W4 S4 W31 $ E31 N4 E4 S4 E13
N23BAS=[YR=1994] N23 W8 S23 E8 $ W8 N23 E8 N54 $.

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	0381	COOLER	0	0	6	10	60.00	SF	82.50	82.50	100	2002	2002	3	50	2,475	
2	0143	BAR TOP G	0	0	0	0	32.00	LF	315.00	315.00	100	2002	2002	3	20	2,016	
3	0418	EXHST FAN	0	0	0	0	1.00	UT	800.00	800.00	100	1989	1989	3	20	160	
4	0964	HALON SYST	0	0	4	10	40.00	SF	50.00	50.00	100	2002	2002	3	82	1,640	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2010	2010	3	78	351	
6	0383	FREEZER	0	0	10	5	50.00	SF	105.00	105.00	100	2002	2002	3	50	2,625	

LAND DESCRIPTION

TOTAL OB/XF 9,267

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	002100	C	RESTAURANT	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	70.00	70.00	350,000							

REVIEW DATE 01/07/2022 BY KK Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS