BLOCK 268 LOT 32
E1/2 OF W1/2 OF 29
IN OR 1920/1553

DEBONAIR OF FLORIDA LLC
2380 SADLER RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0268-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

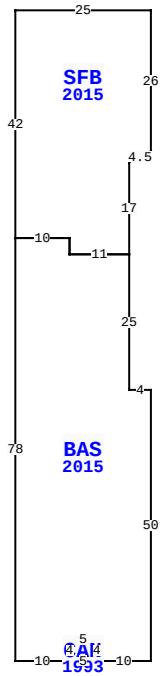
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	04	REIN CONC 100
Story Height		11 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100	1,785	180,627
CAN	20	30	6	607
SFB	1,023	80	818	82,775
TOTALS	2,828		2,609	264,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,609	119.3483	170.07	443,713	1930	1990	0	0	0	40.50	59.50

1 RETAILSTOR – 0% - 0 Heated Area: 2603 HX Base Yr



114 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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	264,009
TOTAL MARKET OB/XF VALUE	1,186
TOTAL LAND VALUE - MARKET	312,500
TOTAL MARKET VALUE	577,695
SOH/AGL Deduction	0
ASSESSED VALUE	577,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	577,695
TOTAL JUST VALUE	577,695
NCON VALUE	0
INCOME VALUE	11
PREVIOUS YEAR MKT VALUE	596,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150196	REMODEL	3,000	01/29/2015
20150048	ADDITION	38,000	01/09/2015
20141898	REPAIR/RRF	15,000	08/28/2014
20141899	REPAIR/RRF	15,000	08/28/2014
20141685	REPAIR/RRF	24,500	07/30/2014
20110611	H/AC	3,600	04/25/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1920/1553	6/02/2014	WD	Q	I	03	425,000
GRANTOR: GRAY FAMILY HOLDINGS						
GRANTEE: DEBONAIR OF FLORIDA						
0910/0395	12/03/1999	WD	U	I	07	100
GRANTOR: CARTER C BRETT & ROBE						
GRANTEE: GRAY FAMILY HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2015] W25 S42 BAS=[YR=2015] S78 E10 CAN=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E10 N50 W4N25W11N3W10$ E10S3E11N17 U2 R4 N26$.

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	0855	CONC PAVER	0	0	0	0	78.00	SF	10.00	10.00	100	2014	2014	3	95	741	
2	0976	DECORATIVE	0	0	0	0	4.00	UT	125.00	125.00	100	2015	2015	3	89	445	

LAND DESCRIPTION

TOTAL OB/XF 1,186

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	001100	C	STORE 1FLR	0	0003	C-3	25.00	125.00	3,125.00	SF		1.00	1.00	1.00	100.00	100.00	312,500							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/06/2024 BY SYS