



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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
AOF	150	100	150	11,770
BAS	765	100	765	60,026
BAS	1,144	100	1,144	89,764
CAN	178	30	53	4,159
SFB	168	80	134	10,515
TOTALS	2,405		2,246	176,232

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	0819	CONC 12"	0	0	19	35		665.00	SF 4.75	100	1981	1981	3	35	1,106	
2	0810	CONCRETE A	0	0	6	6		36.00	SF 6.50	100	1981	1981	3	35	82	
3	0450	PREFAB FNC	0	0	0	0		23.00	LF 8.00	100	1993	1993	3	20	37	

LAND DESCRIPTION			TOTAL OB/XF 1,225													
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
1	001100	C	STORE 1FLR	0	0003	C-3	37.00	100.00	3,700.00	SF		1.00	1.00	1.00	100.00	100.00

REVIEW DATE	01/13/2022	BY	KK	Total Acres:	0.00	Total Land Value:	370,000	Market:	0	Agricultural:	0	Common:	370,000	PRINTED 08/06/2024 BY	SYS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	2,246	110.1240	156.93	352,465	1981	1981	0	0	0	50.00	50.00	
1 RETAILSTOR - 0% - 0 Heated Area: 2193 HX Base Yr													
206 CENTRE ST, FERNANDINA BEACH													
BLD DATE 01/13/2022 KK LGL DATE 01/13/2022 KK LAND DATE 01/13/2022 KK INC DATE													

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						176,232
TOTAL MARKET OB/XF VALUE						1,225
TOTAL LAND VALUE - MARKET						370,000
TOTAL MARKET VALUE						547,457
SOH/AGL Deduction						0
ASSESSED VALUE						547,457
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						547,457
TOTAL JUST VALUE						547,457
NCON VALUE						0
INCOME VALUE						6,467,138
PREVIOUS YEAR MKT VALUE						552,500