UNITS D & E
CITY-MART OR 574/1165-1217

FUDGETASTIC LLC
1848 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1203-000D-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	1ST FLOOR	1ST FLOOR 100
Parking	STREET/LOT	STREET/LOT 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,009			1,009	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0120300		1,009				1900	1980	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

218 CENTRE ST D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		384,429
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		384,429
SOH/AGL Deduction		16,386
ASSESSED VALUE		368,043
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		368,043
TOTAL JUST VALUE		384,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060506	H/AC	2,500	03/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2569/0455	6/08/2022	SW	U	I	11	100
GRANTOR: COLWELL STEPHEN P						
GRANTEE: FUDGETASTIC LLC						
0717/0900	11/02/1994	WD	Q	I		125,000
GRANTOR: CITY-MART RETAIL CORP						
GRANTEE: COLWELL STEPHEN P						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 **BY** JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 **PRINTED** 07/30/2025 **BY** SYS