BLOCK 1 W37.10 FT OF E1/2 OF
LOTS 1 2 3 & 4
CITY OF FDNA BEACH

PBO INVESTMENTS 2 LLC
PO BOX 880488
BOCA RATON, FL 33488

2025

00-00-31-1800-0001-0013

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	07	CORK/VTILE 90
Interior Floo	11	CLAY TILE 10
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Common Wall		36 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
QUALITY	06	Quality Level 06

Quality Adjustme 100

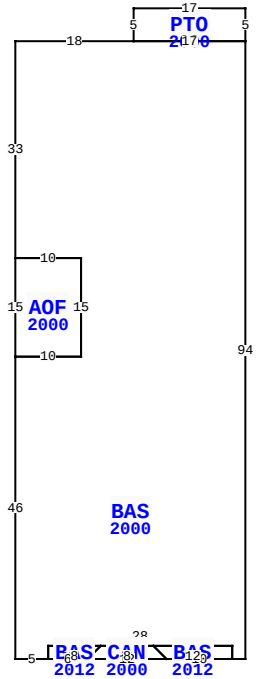
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	150	100	2000	150	44,258
BAS	3,084	100	2000	3,084	909,925
BAS	14	100	2012	14	4,131
BAS	22	100	2012	22	6,491
CAN	20	30	2000	6	1,770
PTO	85	5	2000	4	1,180
TOTALS	3,375			3,280	967,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,280	195.8393	327.83	1,075,282	2000	2010	0	0	0	10.00	90.00

1 RETAILSTOR – 0% - 2023 Heated Area: 3270 HX Base Yr



BLD DATE	03/01/2018	KK	LGL DATE
XF DATE	03/01/2018	KK	LAND DATE 03/27/2025 MLU
INC DATE			AG DATE

103 CENTRE ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	967,754
TOTAL MARKET OB/XF VALUE	702
TOTAL LAND VALUE - MARKET	578,125
TOTAL MARKET VALUE	1,546,581
SOH/AGL Deduction	120,279
ASSESSED VALUE	1,426,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,426,302
TOTAL JUST VALUE	1,546,581
NCON VALUE	0
INCOME VALUE	255,276
PREVIOUS YEAR MKT VALUE	1,296,638

BEE & CO. : AS OF 11/2024

SHAW BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172651	REPAIR/RRF	23,804	08/24/2017
20072154	H/AC	5,400	12/03/2007
20020646	FOUNDATION	50	04/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1165	12/16/2022	WD	Q	I	01	1,850,000
GRANTOR: MAGNA'S PROPERTIES OF						
GRANTEE: PBO INVESTMENTS 2 L						
1994/0266	7/28/2015	QC	U	I	11	100
GRANTOR: 107-111 CENTRE STREET						
GRANTEE: MAGNA'S PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W17 S5 BAS=[YR=2000] W18 S33 AOF=[YR=2000] S15 E10 N15 W10$ E10 S15 W10 S46 E5 BAS=[YR=2012] E6 CAN=[YR=2000] E12 BAS=[YR=2012] E10 N2 W12 D2 R2 $ U2 L2 W8 D2 L2 $ U2 R2 W8 S2$ N2 E28 S2 E2 N94 W17$ E17 N5$.

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
2	0097	AWNING CN	0	0	0	0	27.00	SF	65.00	65.00	100	2000	2000	3	40	702	

LAND DESCRIPTION

TOTAL OB/XF 702

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	37.00	100.00	3,700.00	SF		1.00	1.00	1.25	125.00	156.25	578,125							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 578,125 Market: 0 Agricultural: 0 Common: 578,125 PRINTED 07/30/2025 BY SYS