BLOCK 10 LOTS 1 34 EX N 15 FT
IN OR 1794/226
CITY OF FDNA BEACH

CENTRE STREET CHANDLERY LLC/
ATTN: JAMES FERGUSON, PO BOX 16987
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

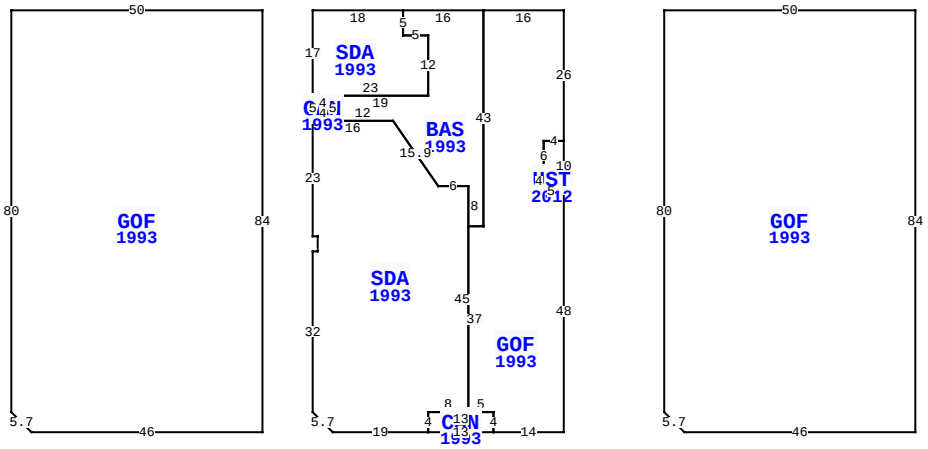
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	09	PINE WOOD 60
Interior Floo	11	CLAY TILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		36 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	562	100	1993	562	63,976
CAN	20	30	1993	6	683
CAN	52	30	1993	16	1,821
GOF	1,403	110	1993	1,543	175,648
GOF	4,192	110	1993	4,611	524,895
GOF	4,192	110	1993	4,611	524,895
SDA	366	110	1993	403	45,876
SDA	1,743	110	1993	1,917	218,222
UST	44	40	2012	18	2,049
TOTALS	12,574			13,687	1,558,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	13,687	113.4746	191.32	2,618,597	1876	1991	0	0	0	40.50	59.50

1 OFFICE – 0% - 0 Heated Area: 12458 HX Base Yr



201 CENTRE ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	03/27/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,558,065
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		531,250
TOTAL MARKET VALUE		2,089,315
SOH/AGL Deduction		120,356
ASSESSED VALUE		1,968,959
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		1,968,959
TOTAL JUST VALUE		2,089,315
NCON VALUE		0
INCOME VALUE		1,847,206
PREVIOUS YEAR MKT VALUE		1,789,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152440	CO ISSUED	0	11/20/2015
20150332	SIGN	1,775	02/12/2015
20150218	REPAIR/RRF	275,000	02/03/2015
20142257	H/AC	4,850	10/20/2014
20132782	H/AC	5,000	12/10/2013
20130039	REMODEL	2,495	01/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1794/0226	5/02/2012	WD	Q	I	02	1,525,000
GRANTOR: CHANDLERY BUILDING LL						
GRANTEE: CENTRE STREET CHAND						
1294/0414	2/09/2005	WD	Q	I		1,550,000
GRANTOR: SELTON ROBERT W JR &						
GRANTEE: CHANDLERY BUILDING						

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=1993] W16 BAS=[YR=1993] W16 SDA=[YR=1993] W18 S17 CAN=[YR=1993] S5 SDA=[YR=1993] S23 E1 S3 W1 S32 D4 R4 E19 CAN=[YR=1993] E13 N4 W13 S4 $ N4 E8 N45 W6 U13 L9 W16$ E4 N5 W4$ E23 N12 W5 N5$ S5 E5 S12 W19 S5 E12 D13 R9 E6 S8 E3 N43$ S43 W3 S37 E5 S4 E14 N48 UST=[YR=2012] N10 W4 S6 W1 S4 E5$ W5 N4 E1 N6 E4 N26$ PTR= E20 GOF=[YR=1993] E50 S84 W46 U4 L4 N80$ W20$ PTR= W60 GOF=[YR=1993] W50 S80 D4 R4 E46 N84$ E60$.

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
1	001800	C	MULTISTORY	0	0003	C-3	50.00	85.00	4,250.00	SF		1.00	1.00	1.00	125.00	125.00	531,250							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 531,250 Market: 0 Agricultural: 0 Common: 531,250 PRINTED 07/30/2025 BY SYS