BLOCK 10 LOT 31
BEING PARCEL III
ESMT PT OR 548/1135

CENTRE & THIRD LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0010-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

209 CENTRE ST, FERNANDINA BEACH

BLD DATE	03/14/2022	KKX	LGL DATE	03/27/2025 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,810
TOTAL LAND VALUE - MARKET	312,500
TOTAL MARKET VALUE	314,310
SOH/AGL Deduction	37,267
ASSESSED VALUE	277,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,043
TOTAL JUST VALUE	314,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0980	3/09/2022	WD	U	V	16	300,000
GRANTOR: PAASCHE ALFRED G JR &						
GRANTEE: CENTER & THIRD LLC						
2357/1712	4/29/2020	WD	U	V	11	100
GRANTOR: PAASCHE HELEN D TRUST						
GRANTEE: PAASCHE ALFRED G JR						

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
1	0855	CONC PAVER	0	0	0	0	235.00	SF	10.00	10.00	100	2000	2000	3	77	1,810	

LAND DESCRIPTION

TOTAL OB/XF 1,810

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	001001	C	V CM/XFOBT	0		C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	125.00	125.00	312,500							

REVIEW DATE 03/14/2022 BY KKX Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 07/30/2025 BY SYS