

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	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		20 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RETAILSTOR	- 0%	- 0									

Heated Area: 7802 HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	857,031			
TOTAL MARKET OB/XF VALUE	1,056			
TOTAL LAND VALUE - MARKET	625,000			
TOTAL MARKET VALUE	1,483,087			
SOH/AGL Deduction	94,175			
ASSESSED VALUE	1,388,912			
TOTAL EXEMPTION VALUE	HI 0			
BASE TAXABLE VALUE	1,388,912			
TOTAL JUST VALUE	1,483,087			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	1,262,647			

Quality					
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	128	100	1993	128	13,320
BAS	1,840	100	1993	1,840	191,469
CAN	24	30	1993	7	728
CAN	26	30	1993	8	832
FUS	3,865	100	1993	3,865	402,189
KTA	240	110	1993	264	27,472
KTA	315	110	1993	346	36,005
RSA	1,206	110	1993	1,327	138,086
SFB	60	80	1993	48	4,995
SFB	200	80	1993	160	16,650
TOTALS	8,512			8,236	857,031

\*\* This building has 12 Sub-Areas  
205 CENTRE ST, FERNANDINA BEACH

BLD DATE	06/14/2022	KK	LGL DATE	
XF DATE	06/14/2022	KK	LAND DATE	03/27/2025
INC DATE			AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220089	ROOF	0	03/15/2022
20210069	ROOF	8,500	09/09/2021
20181062	REPAIR/RRF	18,000	03/29/2018
20150057	ELEC OTHER	1,300	01/12/2015
20141578	SIGN	699	07/18/2014
20130131	H/AC	600	01/17/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/0374	7/26/2018	WD Q	Q	I	01	1,200,000
GRANTOR: HBD-BBD LLC						
GRANTEE: RIVERFRONT CRAB LLC						
1621/1594	5/27/2009	QC U	I	11		100
GRANTOR: BUCHANAN CYNTHIA D						
GRANTEE: HBD-BBD LLC						

EXTRA FEATURES																	
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	0446	BOX FNC 6'	0	0	0	0	37.00	LF	20.00	20.00	100	2004	2004	3	21	155	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183	
3	0098	AWNING MTL	0	0	46	6	276.00	SF	13.00	13.00	100	1990	1990	3	20	718	

BUILDING NOTES												
BUILDING DIMENSIONS												
UST=[YR=1993] W38 AOF=[YR=1993] W8S16 SFB=[YR=1993] S14 BAS=[YR=1993] S71 E8 CAN=[YR=1993] E12 U3 L7 W5S3\$N3E5 R7 D3 SFB=[YR=1993] E5 RSA=[YR=1993] E7 CAN=[YR=1993] E7 N2 U2 L2 W3 L2 D2 S2 \$N2 U2 R2 E3 D2 R2 S2E7N12 KTA=[YR=1993] N35W9S35E9\$W9N35E9N38 W9KTA=[YR=1993] W12S20E12N20\$S20W12 S65\$N12W5S12\$N12E5N73W12S5E2S9 W15\$E15N9W2N5W13\$E8N16\$S16E12 N12E26UST=[YR=1993] W26S12E26N12\$N4\$ PTR=E15 FUS=[YR=1993] S85E20N16N11E5 S11W5S16E19 D1 R1 E4 U3 R3 N4 U1 L1 N78W46\$W15\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	001100	C	STORE 1FLR	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	125.00	125.00	625,000								