

BLOCK 13 LOT 27 & N15'OF E25'
OF LOT 26 IN OR 2351/1513
CITY OF FDNA BEACH

CENTRE & FOURTH LLC/
960185 GATEWAY BLVD STE #203
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0013-0270



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	06	MANSARD 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	2	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1002.0200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	521	100	1993	521	48,596
CAN	14	30	1993	4	373
STP	35	10	2012	4	373

TOTALS	570			529	49,343
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	
2	0802	ASPHALT B	0	0	19	49	931.00	SF	2.40	2.40	
3	1127	BRICK 8"	0	0	64	3	192.00	SF	11.00	11.00	
4	0810	CONCRETE A	0	0	12	19	228.00	SF	6.50	6.50	
5	0825	BRICK	0	0	8	7	56.00	SF	12.50	12.50	
6	0646	LWN SPRK H	0	0	0	0	5.00	UT	2.00	2.00	
7	0446	BOX FNC 6'	0	0	0	0	10.00	LF	20.00	20.00	
8	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	
9	1242	WD DECK A	0	0	0	0	173.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0003	C-3	25.00	115.00	2,875.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	529	97.7550	163.64	86,566	1971	1990	0	0	43.00	57.00
1 RETAILSTOR - 0% - 0											
Heated Area: 521 HX Base Yr											
BAS 1993											
CAN 1993											
STP 2012											

15 S 4TH ST, FERNANDINA BEACH	BLD DATE 12/10/2024 KWA	LGL DATE 03/27/2025 MLU
	XF DATE 12/10/2024 KWA	
	INC DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										49,343	
TOTAL MARKET OB/XF VALUE										4,807	
TOTAL LAND VALUE - MARKET										359,375	
TOTAL MARKET VALUE										413,525	
SOH/AGL Deduction										89,046	
ASSESSED VALUE										324,479	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										324,479	
TOTAL JUST VALUE										413,525	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										329,323	

ALSO OWNS (REAR SLIVER) PRCL 00-00-31-1800-0013-0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0028	PROJECTING SIGN		10/11/2024
20170148	REMODEL	15,000	01/17/2017
20163554	DEMOLITION-INTERI	1,500	12/29/2016
20110707	SIGN	300	05/10/2011
20090296	SIGN	99	03/06/2009
20051844	REPAIR/RRF	2,000	05/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/1513	4/01/2020	SW	U	I	11	100
GRANTOR: LASSERRE JON C						
GRANTEE: CENTRE & FOURTH LLC						
2347/0446	3/11/2020	TD	U	I	11	100
GRANTOR: LASSERRE CURTISS H RE						
GRANTEE: LASSERRE JON C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W44 S12 E18 CAN=[YR=1993] S1 STP=[YR=2012] S5 E7 N5 W7\$ E7 N2 W7 S1\$ N1 E7 S1 E19 N12\$.											