

BLOCK 13 LOT 30 W 10 FT OF 29
& W 35 FT OF 26
IN OR 2074/857

316 CENTRE STREET LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0013-0300



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2																
Exterior Wall	19	COMMON BRK 100								1101	04	2,913	121.9390	204.13	594,631	1900	2000	0	0	0	23.00	77.00	VALUATION SUMMARY																
Roof Structur	04	WOOD TRUSS 100								1 RETAILSTOR - 0% - 0										Heated Area: 2875										HX Base Yr									
Roof Cover	04	BUILT-UP 100								25 59 51 25 9 4 7 9 25 9 BAS 1993 25 60 60 25 FUS 1993										VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 60																		Tax Group: 2										Tax Dist:									
Interior Wall	08	DECORATIVE 40																		BUILDING MARKET VALUE										1,028,591									
Interior Floo	03	CONC FINSH 50																		TOTAL MARKET OB/XF VALUE										108,030									
Interior Floo	12	HARDWOOD 50																		TOTAL LAND VALUE - MARKET										546,875									
Ceiling	02	F.NOT SUS 100																		TOTAL MARKET VALUE										1,683,496									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										106,597									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										1,576,899									
Fixtures	9	100																		TOTAL EXEMPTION VALUE										0									
Frame	03	MASONRY 100																		BASE TAXABLE VALUE										1,576,899									
Story Height	13	100								TOTAL JUST VALUE										1,683,496																			
RMS	6	100								NCON VALUE										0																			
Stories	2.	2. 100								INCOME VALUE										591,023																			
Units	0	100								PREVIOUS YEAR MKT VALUE										1,433,545																			
BUD8 Adjustme	02	DIST FB 100																																					
Occupancy	00	NONE 100																																					
Quality	04	Quality Level 04																																					
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																																		
BAS	1,375	100	1993	1,375	216,123																																		
CAN	125	30	1993	38	5,973																																		
FUS	1,500	100	1993	1,500	235,770																																		
TOTALS	3,000			2,913	457,866																																		
EXTRA FEATURES					316 CENTRE ST, FERNANDINA BEACH										BLD DATE 05/20/2022					KK KK					LGL DATE LAND DATE					03/27/2025					MLU				
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	0810	CONCRETE A	0	0	0	0	234.00	SF	6.50	6.50	100	2020	2020	3	98	1,491																							
2	0097	AWNING CN	0	0	0	0	14.00	SF	65.00	65.00	100	2021	2021	3	93	846																							
3	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	100	2021	2021	3	93	363																							
4	0410	ELEVATOR	0	0	0	0	1.00	UT	55,000.00	55,000.00	100	2021	2021	3	100	55,000																							
5	0141	BAR TOP L	0	0	0	0	16.00	LF	86.00	86.00	100	2021	2021	3	90	1,238																							
6	0966	FIRE SPRNK	0	0	0	0	2,875.00	SF	3.00	3.00	100	2021	2021	3	99	8,539																							
7	0966	FIRE SPRNK	0	0	0	0	3,327.00	SF	3.00	3.00	100	2021	2021	3	99	9,881																							
8	0383	FREEZER	0	0	8	7	56.00	SF	105.00	105.00	100	2021	2021	3	97	5,704																							
9	0381	COOLER	0	0	0	0	144.00	SF	82.50	82.50	100	2021	2021	3	97	11,524																							
10	0381	COOLER	0	0	14	12	168.00	SF	82.50	82.50	100	2021	2021	3	97	13,444																							
LAND DESCRIPTION					TOTAL OB/XF										108,030																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	35.00	125.00	4,375.00	SF		1.00	1.00	1.00	125.00	125.00	546,875																						

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