BLOCK 13 LOT 31
CITY OF FDNA BEACH

310 CENTRE CORP
1304 7TH ST N
JACKSONVILLE BEACH, FL 32250

2025

00-00-31-1800-0013-0310

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 70
Interior Wall	08	DECORATIVE 30
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

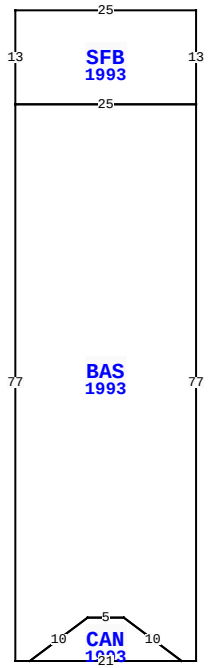
DOR CODE 1100 STORES, 1 STORY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1002.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	1993	1,847	274,283
CAN	78	30	1993	23	3,416
SFB	325	80	1993	260	38,611
TOTALS	2,250			2,130	316,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,130	115.2112	192.86	410,792	1900	2000	0	0	0	23.00	77.00

1 RETAILSTOR – 0% - 0 Heated Area: 2107 HX Base Yr



310 CENTRE ST, FERNANDINA BEACH

BLD DATE	07/10/2025 KW	LGL DATE	
XF DATE	07/10/2025 KW	LAND DATE	03/27/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	316,310
TOTAL MARKET OB/XF VALUE	598
TOTAL LAND VALUE - MARKET	312,500
TOTAL MARKET VALUE	629,408
SOH/AGL Deduction	217,029
ASSESSED VALUE	412,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	412,379
TOTAL JUST VALUE	629,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,450

ACROSS THE POND (RETAIL STORES)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0043	INSTALLATION OF N	0	03/10/2025
20021919	REMODEL	2,000	11/11/2002
20021219	SIGNS	1,400	07/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/484	7/01/2025	WD	Q	I	01	1,550,000
GRANTOR: DOC SS FLORIDA INVEST						
GRANTEE: 310 CENTRE CORP						
1896/0502	1/01/2014	QC	U	I	11	100
GRANTOR: SAVEDOFF STUART						
GRANTEE: DOC SS FLORIDA INVE						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W25 S13 BAS=[YR=1993] S77 E2 CAN=[YR=1993] E21 U6 L8 W5 L8 D6 $ R8 U6 E5 R8 D6 E2 N77 W25$ E25 N13$.

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	0097	AWNING CN	0	0	0	0	23.00	SF	65.00	65.00	100	2005	2005	3	40	598	

LAND DESCRIPTION

TOTAL OB/XF 598

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	001100	C	STORE 1FLR	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	125.00	125.00	312,500							

REVIEW DATE 07/10/2025 BY KW Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 07/30/2025 BY SYS