

BLOCK 13 LOT 33
IN OR 2473/98
CITY OF FDNA BEACH

306 CENTRE ST LLC
1499 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

2025

00-00-31-1800-0013-0330



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	06	CUST PANEL 30
Interior Floor	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	6	100
Stories	2.	2. 100
Units	0	0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,195	100	1993	1,195	296,214
BAS	925	100	1993	925	229,288
BAS	80	100	1994	80	19,831
BAS	225	100	2011	225	55,773
CAN	30	30	1993	9	2,231
CAN	30	30	1993	9	2,231
CAN	114	30	1993	34	8,428
CAN	114	30	1993	34	8,428
STR	68	10	2011	7	1,735
TOTALS	2,781			2,518	624,157

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0825	BRICK	0	0	0	0	330.00	SF	12.50	12.50	3,424
2	0646	LWN SPRK H	0	0	0	0	6.00	UT	2.00	2.00	2
3	0855	CONC PAVER	0	0	0	0	227.00	SF	10.00	10.00	1,748
4	0442	STK FNC 5'	0	0	0	0	20.00	LF	8.10	8.10	32
5	0443	STK FNC 6'	0	0	0	0	44.00	LF	10.00	10.00	198
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	234

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	001200	C	STORE COMB	0	0003	C-3	25.00	100.00	2,500.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	2,518	164.5280	275.42	693,508	1900	2010	0	0	10.00	90.00
1 RETAILSTOR - 0% - 0											
Heated Area: 2425											
HX Base Yr											
BLD DATE	02/09/2022	KK	LGL DATE								
XF DATE	02/09/2022	KK	LAND DATE	03/27/2025	MLU						
INC DATE			AG DATE								

TOTAL OB/XF											
5,638											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,009,079	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,009,079	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,009,079	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,009,079	
TOTAL JUST VALUE		1,009,079	
NCON VALUE		0	
INCOME VALUE		1,009,079	
PREVIOUS YEAR MKT VALUE		1,009,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110947	REMODEL	0	03/19/2012
20111354	SIGN	220	08/11/2011
20111042	SIGN	4,500	06/24/2011
20110969	REMODEL	7,200	06/15/2011
20110955	REMODEL	10,000	06/13/2011
20110947	REMODEL	45,000	06/10/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2473/0098	6/23/2021	WD	Q	I	01
GRANTOR: FASANO CANDACE & GARY					
GRANTEE: 306 CENTRE ST LLC					
1096/1015	11/22/2002	WD	U	I	12
GRANTOR: TAYLORZONE VENTURES I					
GRANTEE: FASANO CANDACE & GA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
CAN=[YR=1993] W19 BAS=[YR=1993] N1 W5 S7 E1 S33BAS=[YR=1994] S16 E5 N16 W5\$ E5 S16 E4 CAN=[YR=1993] E11 U3 L1 W9 D3 L1 \$ U3 R1 E9 D3 R1 E5 N24 BAS=[YR=2011] N25 W9 S25 E9\$ W9 N25 W12 N6\$ S6 E19 N6\$ PTR= E20 CAN=[YR=1993] E19 S6 APT=[YR=1993] E1 S49 W25 N43 CAN=[YR=1993] N6 STR=[YR=2011] W1 N11 E10 S4 W6 S7 W3\$ E5 S6 W5\$ E5 N6 E19\$ W19 N6\$W20\$.											