BLOCK 14 WEST 100 FT OF LOT 3
PT OR 2255/1717
CITY OF FDNA BEACH

CAB ON CENTRE LLC
303 CENTRE STREET STE 100
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0014-0032**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1001 | V C W/XFOB | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

N 3RD ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/30/2021 | KK | LGL DATE | 03/27/2025 MLU |
| XF DATE | | | LAND DATE | |
| INC DATE | | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 2,594 |
| TOTAL LAND VALUE - MARKET | 150,000 |
| TOTAL MARKET VALUE | 152,594 |
| SOH/AGL Deduction | 21,325 |
| ASSESSED VALUE | 131,269 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 131,269 |
| TOTAL JUST VALUE | 152,594 |
| NCON VALUE | 0 |
| INCOME VALUE | 16,719,076 |
| PREVIOUS YEAR MKT VALUE | 140,108 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2255/1717 | 2/15/2019 | WD | Q | I | 05 | 1,478,600 |
| GRANTOR: SANTA MARIA PARTNERSH | | | | | | |
| GRANTEE: CAB ON CENTRE LLC | | | | | | |
| 0333/0147 | 3/01/1981 | WD | U | V | | 10,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 2,423.00 | SF | 2.00 | 2.00 | 100 | 2001 | 2001 | 3 | 50 | 2,423 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 5 | 15 | 75.00 | SF | 6.50 | 6.50 | 100 | 1982 | 1982 | 3 | 35 | 171 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,594

| 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 | 001001 | C | V CM/XFOBT | 0 | 0003 | C-3 | 25.00 | 100.00 | 2,500.00 | SF | | 1.00 | 1.00 | 1.00 | 60.00 | 60.00 | 150,000 | | | | | | | |

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS