



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 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		13 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 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
AOF	143	100	1993	143	10,582
BAS	1,561	100	1993	1,561	115,506
CAN	117	30	1993	35	2,590
SDA	27	110	2012	30	2,220
SDA	27	110	2012	30	2,220
SFB	400	80	1993	320	23,679
SFB	1,875	80	2012	1,500	110,993
TOTALS	4,150			3,619	267,788

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0097	AWNING CN	0	0	0	0	24.00	SF	65.00	65.00	624
2	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	31
3	0810	CONCRETE A	0	0	6	8	48.00	SF	6.50	6.50	62

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	001100	C	STORE 1FLR	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	3,619	88.4080	147.99	535,576	1900	1985	0	0	50.00	50.00
1 RETAILSTOR - 0% - 0 Heated Area: 3578 HX Base Yr											
313 CENTRE ST, FERNANDINA BEACH											

BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	03/27/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF											
717											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	267,788		
TOTAL MARKET OB/XF VALUE	717		
TOTAL LAND VALUE - MARKET	312,500		
TOTAL MARKET VALUE	581,005		
SOH/AGL Deduction	139,664		
ASSESSED VALUE	441,341		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	441,341		
TOTAL JUST VALUE	581,005		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	478,678		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090288	SIGN	400	03/05/2009
20090080	ELEC OTHER	4,800	01/20/2009
20080535	REPAIR/RRF	6,000	04/02/2008
20080282	H/AC	2,000	02/26/2008
20080214	OTHER	3,000	02/13/2008
20080163	REMODEL	18,000	02/05/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2113/1441	4/12/2017	WD	Q	I	01
GRANTOR: REITZ RUSSELL L MD ET					
GRANTEE: 313 CENTRE LLC					
1533/1845	11/02/2007	WD	Q	I	01
GRANTOR: REITZ RUSSELL L M D					
GRANTEE: REITZ RUSSELL L M D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=1993] W16 S25 BAS=[YR=1993] W9 S75 E3 SDA=[YR=2012] E3 CAN=[YR=1993] E13 SDA=[YR=2012] E3 N9 W3 S9\$ N9 W13 S9\$ N9 W3 S9\$ N9 E19 S9 E3 N62 AOF=[YR=1993] N13 W11 S13 E11\$ W11 N13 W5\$ E16 N25\$ PTR=E15 SFB=[YR=2012] E25 S75 W25 N75\$ W15\$.											