

BLOCK 14 LOTS 32 33 & 34
PT OR 2255/1717
ESMT IN OR 365 PG 527

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

2025

00-00-31-1800-0014-0320



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 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	03	MASONRY 100
Common Wall	42	100
Story Height	14	100
RMS	33	100
Stories	2.	2. 100
Units	0	0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1900	PROFESSIONAL BLDG
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	65	100	1993	65	3,068
BAS	80	100	1993	80	3,776
BAS	522	100	1993	522	24,641
BAS	2,169	100	1993	2,169	102,388
BAS	1,903	100	2012	1,903	89,831
CAN	36	30	1993	11	519
CAN	349	30	1993	105	4,957
FST	70	50	1993	35	1,652
FST	56	50	2012	28	1,322
FUS	2,915	100	1993	2,915	137,603
TOTALS	10,500			10,134	478,376

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0097	AWNING CN	0	0	0	0	38.00	SF	65.00
2	0812	CONCRETE C	0	0	0	0	1,227.00	SF	4.00
3	0410	ELEVATOR	0	0	0	0	1.00	UT	30,000.00
4	0802	ASPHALT B	0	0	0	0	826.00	SF	2.40
5	0097	AWNING CN	0	0	0	0	75.00	SF	65.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001900	C	PROF. BLDG	0	0003	C-3	75.00	100.00	7,500.00

REVIEW DATE 12/10/2019 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	10,134	93.3303	157.35	1,594,585	1911	1980	0	0	0 70.00	30.00
1 OFFICE - 0% - 0											
Heated Area: 9933											
HX Base Yr											
** This building has 12 Sub-Areas											
303 CENTRE ST, FERNANDINA BEACH											
BLD DATE				12/10/2019		KK		LGL DATE			
XF DATE				12/10/2019		KK		LAND DATE		03/27/2025	
INC DATE								AG DATE		MLU	

TOTAL OB/XF											
35,647											

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35,647											

Total Acres: 0.00 Total Land Value: 937,500 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		478,376	
TOTAL MARKET OB/XF VALUE		35,647	
TOTAL LAND VALUE - MARKET		937,500	
TOTAL MARKET VALUE		1,451,523	
SOH/AGL Deduction		107,839	
ASSESSED VALUE		1,343,684	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,343,684	
TOTAL JUST VALUE		1,451,523	
NCON VALUE		0	
INCOME VALUE		1,139,242	
PREVIOUS YEAR MKT VALUE		1,221,531	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190074	REMODEL	203,000	09/24/2019
20171939	REMODEL	5,000	06/23/2017
20161404	REMODEL - BUILD 0	44,000	05/18/2016
20122488	H/AC	8,000	12/12/2012
20122119	REMODEL	2,500	10/12/2012
20121738	OTHER	2,495	08/23/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2255/1717	2/15/2019	WD	Q	I	05
GRANTOR: SANTA MARIA PARTNERSH					
GRANTEE: CAB ON CENTRE LLC					
0351/0333	1/01/1982	MS	U	I	72,500
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FST=[YR=1993] W10 BAS=[YR=2012] W21 CAN=[YR=1993] W9 S4 E9 N4\$ S4 BAS=[YR=1993] W9 BAS=[YR=1993] N4 W30 BAS=[YR=1993] W5 S16 E5 N16\$ S16 W5 S41 BAS=[YR=1993] S13 E5 CAN=[YR=1993] E70 N5 W8 D2 L3 W4 U2 L3 W13 N3 W9 S3 W13 D2 L3 W4 L3 U2 W7 S5\$ N13 W5\$ E5 S8 E7 D2 R3 E4 U2 R3 E13 N61\$ S58 E9 N58\$ S22 FST=[YR=2012] S8 E7 N8 W7\$ E7 S8 W7 S31 E13 D2 R3 E4 R3 U2 E8 N58 W10 N7\$ S7 E10 N7\$ PTR= E70 FUS=[YR=2019] E66 S55 FUS=[YR=1993] S15 W75 N70 E9 S28 E36 UST=[YR=2012] E7 S8 W7 N8\$ S8 E7 N6 E6 S15 E4 S10 E13\$ W13 N10 W4 N15 W6 N2 W43 N28\$ W70\$.					

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
937, 500							
Common: 937, 500							
PRINTED 07/30/2025 BY SY							