



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1002.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1993	1,833	159,608
CAN	192	30	1993	58	5,051
FUS	2,025	100	1993	2,025	176,326

TOTALS	4,050			3,916	340,984
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0825	BRICK	0	0	0	0	75.00	SF	12.50
2	0812	CONCRETE C	0	0	0	0	1,837.00	SF	4.00
3	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00
4	0400	CONC CURB	0	0	0	0	44.00	LF	15.00
5	0097	AWNING CN	0	0	0	0	30.00	SF	65.00
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001800	C	MULTISTORY	0	0003	C-3	50.00	78.00	5,000.00

REVIEW DATE	06/30/2021	BY	KK
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	3,916	94.7600	159.77	625,659	1989	1989		0	0	45.50	54.50	
1 OFFICE - 0% - 0													
Heated Area: 3858													
HX Base Yr													

500 CENTRE ST, FERNANDINA BEACH

BLD DATE	06/30/2021	KK	LGL DATE	
XF DATE	06/30/2021	KK	LAND DATE	
INC DATE			AG DATE	
				03/27/2025 MLU

L N	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	0825	BRICK	0	0	0	0	75.00	SF	12.50	12.50	100	1989	1989	3	84	788	
2	0812	CONCRETE C	0	0	0	0	1,837.00	SF	4.00	4.00	100	1989	1989	3	54.5	4,005	
3	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1989	1989	3	64	48	
4	0400	CONC CURB	0	0	0	0	44.00	LF	15.00	15.00	100	1989	1989	3	64	422	
5	0097	AWNING CN	0	0	0	0	30.00	SF	65.00	65.00	100	1998	1998	3	40	780	
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	26	117	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001800	C	MULTISTORY	0	0003	C-3	50.00	78.00	5,000.00

REVIEW DATE	06/30/2021	BY	KK
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Total Acres:	0.00	Total Land Value:	500,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 2								Tax Dist:	
BUILDING MARKET VALUE								340,984	
TOTAL MARKET OB/XF VALUE								6,160	
TOTAL LAND VALUE - MARKET								500,000	
TOTAL MARKET VALUE								847,144	
SOH/AGL Deduction								229,211	
ASSESSED VALUE								617,933	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								617,933	
TOTAL JUST VALUE								847,144	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								681,191	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210019	DEMOLITION	1,000	04/26/2021
20111562	H/AC	2,699	09/07/2011
20111113	REMODEL	0	07/08/2011
20111034	SIGN	1,806	06/23/2011
20081327	REPAIR/RRF	0	08/26/2008
19990955	REPAIR/RRF	4,281	07/30/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1718/1121	12/29/2010	WD	U	I	11	100	
GRANTOR: FERREIRA ROBERT S & C							
GRANTEE: SUAREZ BLUFF LLC							
1718/1119	12/29/2010	WD	U	I	11	100	
GRANTOR: FERREIRA ROBERT S							
GRANTEE: FERREIRA ROBERT S &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W45 S45 E19 CAN=[YR=1993] E26 N18 W5 S8 L6 D6 W15 S4 \$ N4 E15 U6 R6 N8 E5 N27 \$ PTR= E15 FUS=[YR=1993] E45 S45 W45 N45 \$ W15 \$.									

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Total Acres:	0.00	Total Land Value:	500,000	Market:	0	Agricultural:	0
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