

LOS ARRAYANES INC
530 CENTRE ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0029-0120



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		23	REINF CONC 70							2101	04	6,994	118.0210	238.64	1,669,048	1973	1990	0	0	43.00	57.00	VALUATION BY STANDARD																	
Exterior Wall		28	GLASS THRM 30							1 RSTARANT 1 - 0% - 0										Heated Area: 6453										HX Base Yr									
Roof Structure		09	RIDGE FRME 100																	Tax Group: 2										Tax Dist:									
Roof Cover		04	BUILT-UP 100																	BUILDING MARKET VALUE										980,920									
Interior Wall		05	DRYWALL 70																	TOTAL MARKET OB/XF VALUE										57,541									
Interior Wall		06	CUST PANEL 30																	TOTAL LAND VALUE - MARKET										1,500,000									
Interior Floor		03	CONC FINSH 100																	TOTAL MARKET VALUE										2,538,461									
Ceiling		01	FIN.SUSPD 100																	SOH/AGL Deduction										740,410									
Air Condition		04	ROOF TOP 100																	ASSESSED VALUE										1,798,051									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE										0									
Fixtures		28	100																	BASE TAXABLE VALUE										1,798,051									
Frame		05	STEEL 100																	TOTAL JUST VALUE										2,538,461									
Story Height		15	100							NCON VALUE										0																			
RMS		8	100							INCOME VALUE																													
Stories		1.	1. 100							PREVIOUS YEAR MKT VALUE										2,180,950																			
Units		0	100																																				
BUD8 Adjustme		02	DIST FB 100																																				
Occupancy		00	OWNER OCC 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		2100	RESTAURANTS/CAFE																																				
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	70	100	2012	70	9,522																																		
BAS	125	100	2012	125	17,003																																		
BAS	931	100	2012	931	126,639																																		
BAS	2,537	100	2012	2,537	345,095																																		
BAS	682	100	2013	682	92,769																																		
BAS	2,108	100	2013	2,108	286,740																																		
CAN	687	30	2011	206	28,021																																		
FST	42	50	2011	21	2,856																																		
PTO	38	5	2011	2	272																																		
UOP	180	20	2010	36	4,897																																		
TOTALS	8,777			6,994	951,357																																		
EXTRA FEATURES					2520 CENTRE ST, FERNANDINA BEACH										BLD DATE 12/30/2021		KK		LGL DATE		03/27/2025		MLU																
															XF DATE		LAND DATE																						
															INC DATE		AG DATE																						
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	0810	CONCRETE A	0	0 93 5	465.00	SF	6.50	6.50	100	2010	2010	3	90	2,720																									
2	0810	CONCRETE A	0	0 0 0	119.00	SF	6.50	6.50	100	2010	2010	3	90	696																									
3	0966	FIRE SPRNK	0	0 90 31	2,790.00	SF	3.00	3.00	100	2010	2010	3	90	7,533																									
4	0383	FREEZER	0	0 0 0	26.00	SF	105.00	105.00	100	2011	2011	3	66	1,802																									
5	0381	COOLER	0	0 9 7	63.00	SF	82.50	82.50	100	2011	2011	3	66	3,430																									
6	0964	HALON SYST	0	0 17 4	68.00	SF	50.00	50.00	100	2011	2011	3	91	3,094																									
7	0803	ASPHALT C	0	0 0 0	8,361.00	SF	2.00	2.00	100	2011	2011	3	66	11,037																									
8	0402	CONC BUMPE	0	0 0 0	25.00	UT	25.00	25.00	100	2011	2011	3	94	588																									
9	0446	BOX FNC 6'	0	0 0 0	49.00	LF	20.00	20.00	100	2011	2011	3	45	441																									
10	0463	FENCE GATE	0	0 0 0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234																									
LAND DESCRIPTION					TOTAL OB/XF										31,575																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	002100	C	RESTAURANT	0	0003	C-3	100.00	200.00	10,000.00	SF		1.00	1.00	1.00	100.00	100.00	1,000,000																						
2	002800	C	PARKNG LOT	0		C-3	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	50.00	50.00	500,000																						
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