BLOCK 29 LOT 16
ESMT IN OR 409 PB 155
PT OR 1758/1592

3HL LLC
C/O NAI HALLMARK, 200 RIVERSIDE AVE SUITE 5
JACKSONVILLE, FL 32202

2025

00-00-31-1800-0029-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.00		

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

508 CENTRE ST, FERNANDINA BEACH

BLD DATE	01/07/2022	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	0
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	500,000
SOH/AGL Deduction	243,783
ASSESSED VALUE	256,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,217
TOTAL JUST VALUE	500,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161433	DEMOLITION	12,000	05/20/2016
20022255	DEMOLITION	2,000	12/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1758/1592	1/01/2011	WD	U	I	30	100
GRANTOR: HARDEN PAUL TRUSTEE						
GRANTEE: 3HL LLC						
1718/1110	12/29/2010	WD	U	I	11	100
GRANTOR: 500 CENTRE STREET PAR						
GRANTEE: HARDEN PAUL TRUSTEE						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	100.00	100.00	500,000							

REVIEW DATE 03/27/2025 BY MLU Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS