BLOCK 37 LOT E1/2 OF 8
IN OR 1964/1977
CITY OF FDNA BEACH

614 CENTRE STREET LLC
614 CENTRE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0037-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

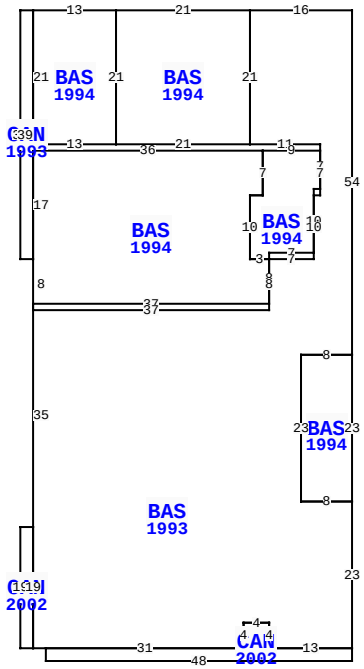
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	22	PRECAST PN 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	3,035	100	1993	3,035	526,182
BAS	163	100	1994	163	28,259
BAS	184	100	1994	184	31,900
BAS	273	100	1994	273	47,331
BAS	441	100	1994	441	76,457
BAS	888	100	1994	888	153,954
CAN	78	30	1993	23	3,988
CAN	38	30	2002	11	1,907
CAN	112	30	2002	34	5,894
TOTALS	5,212			5,052	875,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	5,052	150.4265	304.16	1,536,616	1955	1990	0	0	0	43.00	57.00

1 RSTARANT 1 – 0% - 0 Heated Area: 4984 HX Base Yr



614 CENTRE ST, FERNANDINA BEACH

BLD DATE	01/07/2022	KK	LGL DATE	
XF DATE	01/07/2022	KK	LAND DATE	03/31/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	875,871
TOTAL MARKET OB/XF VALUE	9,014
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	1,334,885
SOH/AGL Deduction	503,517
ASSESSED VALUE	831,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	831,368
TOTAL JUST VALUE	1,334,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,138,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160607	ELC REPAIR	700	03/07/2016
20150646	REMODEL	2,200	03/27/2015
20150621	DEMOLITION	22,000	03/25/2015
20140975	SIGN	3,000	05/13/2014
20140580	H/AC	7,900	03/26/2014
20111065	MECH OTHER	1,200	06/29/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1977	2/27/2015	WD	U	I	35	825,000
GRANTOR: WONG KENNY & LORETTA						
GRANTEE: 614 CENTRE STREET L						
0290/0676	5/01/1979	WD	Q	I		65,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=1994] W21 BAS=[YR=1994] W13
CAN=[YR=1993] W2 S39 E2 BAS=[YR=1994] S8 E37 N8
BAS=[YR=1994] E7 N10 E1 N7 W9 S7 W2 S10 E3 $ W3 N10 E2 N7
W36 S17 $ N39 $ S21 E13 N21 $ S21 E21 N21 $ S21 E11 S7 W1 S10
W7 S8 W37 S35 CAN=[YR=2002] W2 S19 E2 N19 $ S19 E2
CAN=[YR=2002] S2 E48 N2 W13 N4 W4 S4 W31 $ E31 N4 E4 S4 E13
N23BAS=[YR=1994] N23 W8 S23 E8 $ W8 N23 E8 N54 $.

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
1	0381	COOLER	0	0	6	10	60.00	SF	82.50	82.50	100	2002	2002	3	48	2,376	
2	0143	BAR TOP G	0	0	0	0	32.00	LF	315.00	315.00	100	2002	2002	3	20	2,016	
3	0418	EXHST FAN	0	0	0	0	1.00	UT	800.00	800.00	100	1989	1989	3	20	160	
4	0964	HALON SYST	0	0	4	10	40.00	SF	50.00	50.00	100	2002	2002	3	80	1,600	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2010	2010	3	76	342	
6	0383	FREEZER	0	0	10	5	50.00	SF	105.00	105.00	100	2002	2002	3	48	2,520	

LAND DESCRIPTION

TOTAL OB/XF 9,014

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	002100	C	RESTAURANT	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	90.00	90.00	450,000							

REVIEW DATE 01/07/2022 BY KK Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS