

BLOCK 42 E88' OF LOT 8 &
N25' OF E88' OF LOT 7
IN OR 2069/815

DOUGHERTY ON CENTRE LLC/
PO BOX 16654
FERNANDINA BEACH, FL 32035-6654

2025

00-00-31-1800-0042-0080



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15
Exterior Wall	28
Roof Structure	09
Roof Cover	04
Interior Wall	05
Interior Floor	07
Ceiling	01
Air Condition	03
Heating Type	04
Fixtures	11
Frame	03
Story Height	13
RMS	4
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	2100

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2006	1,120	213,264
BAS	330	100	2011	330	62,837
BAS	468	100	2017	468	89,114
CAN	500	30	1993	150	28,562
CAN	504	30	1993	151	28,753
UST	260	40	2017	104	19,803

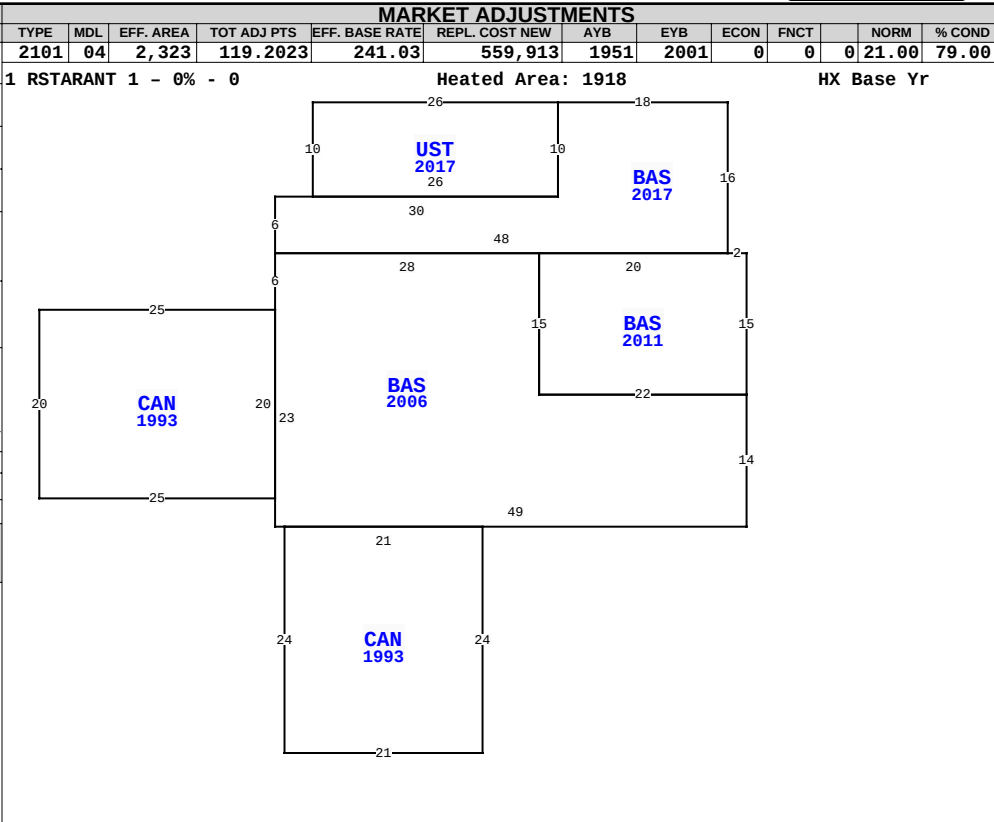
TOTALS	3,182			2,323	442,331
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0802	ASPHALT B	0	0	0 0
2	0810	CONCRETE A	0	0	0 0
3	0812	CONCRETE C	0	0	0 0
4	0400	CONC CURB	0	0	0 0
5	0402	CONC BUMPE	0	0	0 0
6	0810	CONCRETE A	0	0	0 0
7	0964	HALON SYST	0	0	10 4
8	0978	SECURTY LT	0	0	0 0
9	4950	BOLLARD	0	0	0 0
10	0418	EXHST FAN	0	0	0 0

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	0802	ASPHALT B	0	0	0 0	511.00	SF	0.72	0.72	100	1987	1987	3	50	184	
2	0810	CONCRETE A	0	0	0 0	240.00	SF	6.50	6.50	100	1951	1951	3	20	312	
3	0812	CONCRETE C	0	0	0 0	6,210.00	SF	4.00	4.00	100	1980	1980	3	30	7,452	
4	0400	CONC CURB	0	0	0 0	70.00	LF	15.00	15.00	100	2006	2006	3	89	935	
5	0402	CONC BUMPE	0	0	0 0	6.00	UT	25.00	25.00	100	2006	2006	3	89	134	
6	0810	CONCRETE A	0	0	0 0	55.00	SF	6.50	6.50	100	2006	2006	3	86	307	
7	0964	HALON SYST	0	0	10 4	40.00	SF	50.00	50.00	100	2010	2010	3	90	1,800	
8	0978	SECURTY LT	0	0	0 0	5.00	UT	450.00	450.00	100	2010	2010	3	76	1,710	
9	4950	BOLLARD	0	0	0 0	3.00	UT	100.00	100.00	100	2010	2010	3	100	300	
10	0418	EXHST FAN	0	0	0 0	1.00	UT	400.00	400.00	100	2010	2010	3	40	160	

LAND DESCRIPTION	
L N	USE CODE
1	002100

REVIEW DATE	07/12/2024
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BLD DATE	11/30/2018	KK	LGL DATE	
XF DATE	11/30/2018	KK	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF															
13,294															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	002100	C	RESTAURANT	0	0003	C-3	88.00	125.00	11,000.00	SF		1.00	1.00	1.00	65.00

TOTAL OB/XF															
13,294															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	002100	C	RESTAURANT	0	0003	C-3	88.00	125.00	11,000.00	SF		1.00	1.00	1.00	65.00

REVIEW DATE	07/12/2024
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NASSAU COUNTY PROPERTY	
PAGE 1 of 2	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	442,331
TOTAL MARKET OB/XF VALUE	23,947
TOTAL LAND VALUE - MARKET	715,000
TOTAL MARKET VALUE	1,181,278
SOH/AGL Deduction	128,720
ASSESSED VALUE	1,052,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,052,558
TOTAL JUST VALUE	1,181,278
NCON VALUE	0
INCOME VALUE	320,936
PREVIOUS YEAR MKT VALUE	1,121,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163105	ADDITION - KITCHEN	59,396	11/14/2016
20160733	3' TALL SAFETY BA	0	03/17/2016
20130793	REMODEL	1,455	04/15/2013
20130116	REPAIR/RRF	1,800	01/16/2013
20120422	A/C	7,000	03/14/2012
20112063	INSTALL GAS LINES	500	11/16/2011

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2069/0815	8/30/2016	SW Q	I 01
GRANTOR: RIO LAND & INVESTMENT			
GRANTEE: DOUGHERTY ON CENTRE			
1067/0612	7/09/2002	WD Q	I
GRANTOR: FIRST COAST ENERGY LL			
GRANTEE: RIO LAND & INVESTME			

OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
2069/0815	8/30/2016	SW Q	I 01	750,000
GRANTOR: RIO LAND & INVESTMENT				
GRANTEE: DOUGHERTY ON CENTRE				
1067/0612	7/09/2002	WD Q	I	375,000
GRANTOR: FIRST COAST ENERGY LL				
GRANTEE: RIO LAND & INVESTME				

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2011]	W2 BAS=[YR=2017]
S10 E26 N10\$	S10 W30 S6 BAS=[YR=2006]
S20 E25 N20\$	S23 E1 CAN=[YR=1993]
W22 N15 W28\$	E48\$ W20 S15 E22 N15\$.

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