BLOCK 268 LOT 31 &
W25 FT OF E50 FT OF LOT 29
IN OR 1907/414

WATSON PROPERTIES 2 LLC
7821 DEERCREEK CLUB RD STE 200
JACKSONVILLE, FL 32256-3698

2025

00-00-31-1800-0268-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	CB STUCCO 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04

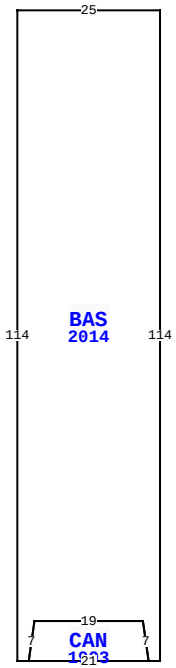
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,710	100	2014	2,710	414,941
CAN	140	30	1993	42	6,431
TOTALS	2,850			2,752	421,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,752	117.9418	198.85	547,235	1946	2000	0	0	0	23.00	77.00

1 OFFICE – 0% - 2025 Heated Area: 2710 HX Base Yr



116 CENTRE ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	03/27/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	421,371
TOTAL MARKET OB/XF VALUE	3,008
TOTAL LAND VALUE - MARKET	390,625
TOTAL MARKET VALUE	815,004
SOH/AGL Deduction	0
ASSESSED VALUE	815,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	815,004
TOTAL JUST VALUE	815,004
NCON VALUE	0
INCOME VALUE	152,897
PREVIOUS YEAR MKT VALUE	679,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141635	REMODEL	1,000	07/25/2014
20141411	REPAIR/RRF	3,500	06/30/2014
20141325	SIGN	2,200	06/20/2014
20140948	REPAIR/RRF	16,415	05/09/2014
20140711	H/AC	22,597	04/11/2014
20140672	REMODEL	2,000	04/08/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/864	2/21/2024	WD	U	I	30	312,400
GRANTOR: WATSON REALTY CORP						
GRANTEE: WATSON PROPERTIES 2						
1907/0414	3/12/2014	WD	Q	I	02	495,000
GRANTOR: GRAY FAMILY HOLDINGS						
GRANTEE: WATSON REALTY CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W25 S114 E2 CAN=[YR=1993] E21 U7 L1 W19 D7 L1 $ U7 R1 E19 D7 R1 E2 N114$.

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	0810	CONCRETE A	0	0	25	16	400.00	SF	6.50	6.50	100	2003	2003	3	82	2,132	
2	0097	AWNING CN	0	0	0	0	25.00	SF	65.00	65.00	100	2006	2006	3	40	650	
3	1123	CB 8"	0	0	23	2	46.00	SF	6.15	6.15	100	2002	2002	3	80	226	

LAND DESCRIPTION

TOTAL OB/XF 3,008

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	001700	C	1STORY OFF	0	0003	C-3	25.00	125.00	3,125.00	SF		1.00	1.00	1.00	125.00	125.00	390,625							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 390,625 Market: 0 Agricultural: 0 Common: 390,625 PRINTED 07/30/2025 BY SYS