BLK 268 LOT 33,& W 25FT OF
LOT 29 (EX PT IN OR 1974/1688)
IN OR 2017/787

ANDERSON HOWARD & BAKER LLC
715 SAN FERNANDO
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0268-0330

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

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

112 CENTRE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	384,375
TOTAL MARKET VALUE	384,375
SOH/AGL Deduction	69,227
ASSESSED VALUE	315,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,148
TOTAL JUST VALUE	384,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6345	DEMOLITION	5,000	01/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2017/0787	11/24/2015	WD	Q	I	01	225,000
GRANTOR: GRAY FAMILY HOLDINGS						
GRANTEE: ANDERSON HOWARD & B						
0953/1559	10/16/2000	WD	U	I	09	475,000
GRANTOR: MT REAL ESTATE VENTUR						
GRANTEE: GRAY FAMILY HOLDING						

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	24.00	125.00	3,075.00	SF		1.00	1.00	1.00	125.00	125.00	384,375							

REVIEW DATE 03/27/2025 BY MLU Total Acres: 0.00 Total Land Value: 384,375 Market: 0 Agricultural: 0 Common: 384,375 PRINTED 07/30/2025 BY SYS