BLK 268 LOT 34 & PT LOT 33 IN
OR 1974/1688
CITY OF FDNA BEACH

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

2025

00-00-31-1800-0268-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

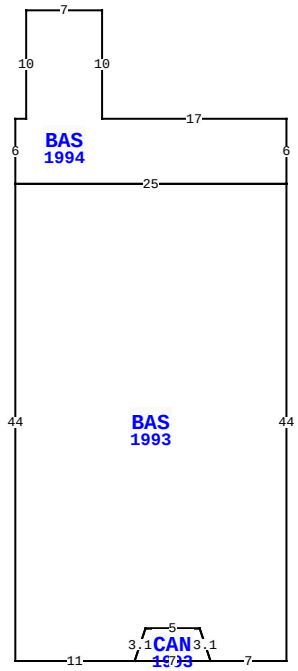
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
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	1,082	100	1993	1,082	113,491
BAS	220	100	1994	220	23,076
CAN	18	30	1993	5	525
TOTALS	1,320			1,307	137,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,307	125.3175	209.78	274,182	1900	1980	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1302 HX Base Yr



110 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	137,091
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	318,750
TOTAL MARKET VALUE	455,841
SOH/AGL Deduction	100,526
ASSESSED VALUE	355,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,315
TOTAL JUST VALUE	455,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160662	FOAM INSULATION D	2,480	03/10/2016
20160366	ELECTRICAL FOR RE	3,500	02/11/2016
20160346	REMODEL	58,000	02/10/2016
20070013	H/AC	4,000	01/04/2007
7990	REPAIR/RRF	1,500	11/19/1993
7199	REMODEL	5,062	07/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/1688	4/16/2015	WD	Q	I	01	325,000
GRANTOR: GRAY FAMILY HOLDINGS						
GRANTEE: ANDERSON, HOWARD &						
0953/1559	10/16/2000	WD	U	I	09	475,000
GRANTOR: MT REAL ESTATE VENTUR						
GRANTEE: GRAY FAMILY HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W17 N10 W7 S10 W1 S6 BAS=[YR=1993] S44 E11
CAN=[YR=1993] E7 U3 L1 W5 D3 L1 $ U3 R1 E5 D3 R1 E7
N44 W25$ E25 N6$.

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	001100	C	STORE 1FLR	0	0003	C-3	25.00	100.00	2,550.00	SF		1.00	1.00	1.00	125.00	125.00	318,750							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 07/30/2025 BY SYS