

BLOCK 269 LOTS 1 & 34
IN OR 1854/515
ESMT PT OR 1854/517

STARK BUILDING LLC/
PO BOX 16987
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0269-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 50
Interior Wall	08 DECORATIVE 50
Interior Floo	12 HARDWOOD 60
Interior Floo	14 CARPET 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	14 100
Frame	04 REIN CONC 100
Story Height	13 100
RMS	21 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	06 Quality Level 06
DOR CODE	1200STORE/OFFICE/RESID
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	625	100	2013	625	107,886
CAN	36	30	1993	11	1,899
CAN	57	30	1993	17	2,934
GOF	3,894	110	1994	4,283	739,323
SDA	375	110	1993	412	71,118
SDA	1,298	110	1993	1,428	246,499
SDA	1,619	110	1993	1,781	307,433
TOTALS	7,904			8,557	1,477,092

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0858	SCULP CONC	0	0	0	0	306.00	SF	13.00	13.00	
2	1242	WD DECK A	0	0	6	20	120.00	SF	15.00	15.00	
3	2010	RVLTD DR 6"	0	0	0	0	1.00	UT	21,000.00	21,000.00	
4	0097	AWNING CN	0	0	0	0	5.00	SF	97.50	97.50	
5	0097	AWNING CN	0	0	0	0	4.00	SF	65.00	65.00	
6	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	
7	0825	BRICK	0	0	0	0	132.00	SF	12.50	12.50	
8	0441	STK FNC 4'	0	0	0	0	45.00	LF	6.50	6.50	
10	1241	WD DECK G	0	0	16	3	48.00	UT	11.50	11.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001200	C	STORE COMB	0	0003	C-3	50.00	100.00	5,000.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	8,557	150.5612	253.85	2,172,194	1884	1995	0	0	0 32.00	68.00
1 OFFICE - 0% - 0											
Heated Area: 7811											
HX Base Yr											
202 CENTRE ST, FERNANDINA BEACH											
BLD DATE 11/08/2024 KWX LGL DATE 03/27/2025 MLU											
XF DATE 11/08/2024 KWX LAND DATE											
INC DATE AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,502,757	
TOTAL MARKET OB/XF VALUE		10,310	
TOTAL LAND VALUE - MARKET		625,000	
TOTAL MARKET VALUE		2,138,067	
SOH/AGL Deduction		257,134	
ASSESSED VALUE		1,880,933	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,880,933	
TOTAL JUST VALUE		2,138,067	
NCON VALUE		0	
INCOME VALUE		906,085	
PREVIOUS YEAR MKT VALUE		1,805,193	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230057	STRUC REPAIRS	350,000	08/15/2023
20161879	SIGN	125	07/08/2016
20141491	H/AC	30,000	07/08/2014
20141048	REMODEL	2,520	05/21/2014
20140965	REMODEL	3,500	05/13/2014
20140937	REMODEL	175,000	05/07/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1854/0515	4/30/2013	WD	Q	I	01
GRANTOR: 202-204 CENTRE STREET					
GRANTEE: STARK BUILDING LLC					
1830/1269	12/17/2012	WD	U	I	11
GRANTOR: SHAW DONALD M					
GRANTEE: 202-204 CENTRE STRE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
GOF=[YR=1994;ORIG=10,14] S75 E50 N89 W25 S34 W4 N2 W7 N18 W14 \$											
SDA=[YR=1993;LABEL=unit202;ORIG=-25,25] S7 W5 S11 E5 S46 E16 N4 E9 N60 W25 \$											
SDA=[YR=1993;LABEL=Unit204;ORIG=-30,32] W15 S3 W5 S54 E6 U6R5 E5 D6R4 E5 N46 W5 N11 \$											
BAS=[YR=2013;LABEL=10S2nd st;ORIG=0,0] W25 S25 E25 N25 \$											
SDA=[YR=1993;ORIG=-30,32] N18 W20 S21 E5 N3 E15 \$											
CAN=[YR=1993;ORIG=-44,89] E14 U6L4 W5 D6L5 \$											
CAN=[YR=1993;ORIG=-9,89] E9 N4 W9 S4 \$											

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