BLOCK 269 LOT 7 & N1/2 OF LOT
8 & S 6 FT OF 6
CITY OF FDNA BEACH

FOUR FROM CENTRE LLC/
608 OCEAN CLUB COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0269-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

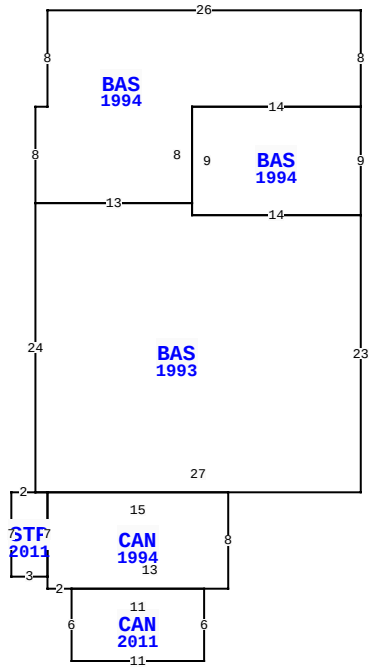
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	634	100	1993	634	40,779
BAS	126	100	1994	126	8,104
BAS	312	100	1994	312	20,068
CAN	120	30	1994	36	2,316
CAN	66	30	2011	20	1,286
STP	21	10	2011	2	129
TOTALS	1,279			1,130	72,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2102	04	1,130	106.6338	201.00	227,130	1900	1995	0	0	0	68.00	32.00

1 RSTARANT 2 – 0% - 2024 Heated Area: 1072 HX Base Yr



20 S 2ND ST, FERNANDINA BEACH

BLD DATE	11/23/2020	KK	LGL DATE		
XF DATE	11/23/2020	KK	LAND DATE	03/27/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	72,682
TOTAL MARKET OB/XF VALUE	6,871
TOTAL LAND VALUE - MARKET	357,500
TOTAL MARKET VALUE	437,053
SOH/AGL Deduction	0
ASSESSED VALUE	437,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	437,053
TOTAL JUST VALUE	437,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220295	REPAIR FLOOR	25,000	08/15/2022
20200097	ELEC OTHER	10,000	09/30/2020
20142067	REPAIR/RRF	1,500	09/23/2014
20111897	WINDOW DOOR SMKHO	2,000	10/20/2011
20110287	ELEC OTHER	150	03/03/2011
20110272	REMODEL	2,030	02/28/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/714	6/01/2023	TD	U	I	40	600,000
GRANTOR: EWING KATHERINE C TRU						
GRANTEE: FOUR FROM CENTRE LL						
1027/1543	12/31/2001	WD	Q	I	06	100
GRANTOR: LE CLOS OF AMELIA ISL						
GRANTEE: EWING KATHERINE C T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W26 S8 W1 S8 BAS=[YR=1993] S24 STP=[YR=2011] W2 S7 E3 CAN=[YR=1994] S1 E2 CAN=[YR=2011] S6 E11 N6 W11 $ E13 N8 W15 S7 $ N7 W1 $ E27 N23 BAS=[YR=1994] N9 W14 S9 E14 $ W14 N1 W13 $ E13 N8 E14 N8 $.

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	0940	SHEDS/PORT	0	0	10	18	180.00	SF	30.00	30.00	100	2005	2005	3	22	1,188	
2	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1997	1997	3	20	80	
3	1242	WD DECK A	0	0	30	3	90.00	SF	10.00	10.00	100	2005	2005	3	22	198	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	
5	0855	CONC PAVER	0	0	0	0	144.00	SF	10.00	10.00	100	2005	2005	3	84	1,210	
6	0851	PATIO STON	0	0	0	0	1,211.00	SF	0.75	0.75	100	2005	2005	3	84	763	
7	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2005	2005	3	22	238	
8	0479	VF PICKET	0	0	0	0	34.00	LF	10.00	10.00	100	2005	2005	3	64	218	
9	0811	CONCRETE B	0	0	0	0	562.00	SF	5.20	5.20	100	2005	2005	3	84	2,455	
10	0648	LIGHTS-AV	0	0	0	0	6.00	UT	140.00	140.00	100	2005	2005	3	22	185	

TOTAL OB/XF 6,727

LAND DESCRIPTION

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	002100	C	RESTAURANT	0	0003	C-3	44.00	125.00	5,500.00	SF		1.00	1.00	1.00	65.00	65.00	357,500							

REVIEW DATE 11/23/2020 BY KK Total Acres: 0.00 Total Land Value: 357,500 Market: 0 Agricultural: 0 Common: 357,500 PRINTED 07/30/2025 BY SYS

BLOCK 269 LOT 7 & N1/2 OF LOT
8 & S 6 FT OF 6
CITY OF FDNA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110128	REMODEL	400	01/28/2011
20102205	NEW CONSTR	550	12/30/2010
20102175	REPAIR/RRF	1,500	12/22/2010
20102166	NEW CONSTR	4,500	12/21/2010
20090525	XFOB	300	04/28/2009
20090403	XFOB	3,000	04/01/2009

SALES DATA

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GRANTOR: EWING KATHERINE C TRU						
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INC DATE			AG DATE	

BUILDING NOTES

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
11	0443	STK FNC 6'	0	0	0	0	24.00	LF	10.00	10.00	100	2014	2014	3	60	144	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 144

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

REVIEW DATE 11/23/2020 BY KK Total Acres: 0.00 Total Land Value: 357,500 Market: 0 Agricultural: 0 Common: 357,500 PRINTED 07/30/2025 BY SYS