



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	17	CB STUCCO 20			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	04	BUILT-UP 90			
Roof Cover	03	COMP SHNGL 10			
Interior Wall	05	DRYWALL 70			
Interior Wall	06	CUST PANEL 30			
Interior Floor	12	HARDWOOD 50			
Interior Floor	14	CARPET 50			
Ceiling	02	F.NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		2 100			
Frame	04	REIN CONC 100			
Story Height		12 100			
RMS		5 100			
Stories	2.	2. 100			
Units		0 100			
QUBSIANjustme	02	QUBSIAN 100el 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
AOF	300	100	1993	300	31,427
BAS	1,401	100	1993	1,401	146,762
CAN	70	30	1993	21	2,200
CAN	128	30	1993	38	3,981
FUS	1,675	100	1993	1,675	175,465
TOTALS	3,574			3,435	359,834

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1101	04	3,435	125.1536	209.51	719,667	1900	1985	0	0	0 50.00	50.00	
1 RETAILSTOR - 0% - 0 Heated Area: 3376 HX Base Yr												
BLD DATE	01/13/2022		KK	LGL DATE								
XF DATE	01/13/2022		KK	LAND DATE	03/27/2025 MLU							
INC DATE				AG DATE								

214 CENTRE ST, FERNANDINA BEACH

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	8	15		6.50	6.50	100	1975	1975
2	1241	WD DECK G	0	0	3	15		11.50	11.50	100	1990	1990
3	0097	AWNING CN	0	0	0	0		65.00	65.00	100	1990	1990

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	001100	C	STORE 1FLR	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00

TOTAL OB/XF												
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1.00	125.00	125.00	312,500									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		359,834	
TOTAL MARKET OB/XF VALUE		949	
TOTAL LAND VALUE - MARKET		312,500	
TOTAL MARKET VALUE		673,283	
SOH/AGL Deduction		168,562	
ASSESSED VALUE		504,721	
TOTAL EXEMPTION VALUE		HI	0
BASE TAXABLE VALUE		504,721	
TOTAL JUST VALUE		673,283	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		557,256	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142161	REMODEL	1,650	10/06/2014
20141221	H/AC	3,767	06/09/2014
B8862	REMODEL	1,500	02/15/1995
5787	REMODEL	600	02/08/1990
5750	REMODEL	32,000	01/10/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0587/0893	1/08/1990	WD	U	I	12	190,000	
GRANTOR: PANOS MARY R							
GRANTEE: THE BOOK LOFT INC							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W9 N6 CAN=[YR=1993] N8 W16 S8 AOF=[YR=1993] S30 E10 N30 W10 \$ E16 \$ W6 S30 W10 S42 CAN=[YR=1993] S1 E25 N6 W8 D5 L2 W15\$ E15 U5 R2 E8 N61\$ PTR= E15 FUS=[YR=1993] E25 S67 W25 N67\$ W15\$.												