BLOCK 269 LOT 30
CITY OF FDNA BEACH

RJK HOLDINGS MANAGEMENT CORPORATION
1304 7TH ST N
JACKSONVILLE BEACH, FL 32250

2025

00-00-31-1800-0269-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 90
Interior Wall	05	DRYWALL 10
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	04	REIN CONC 100
Story Height		13 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	QWIKTY CCTV 100
Occupancy	00	06

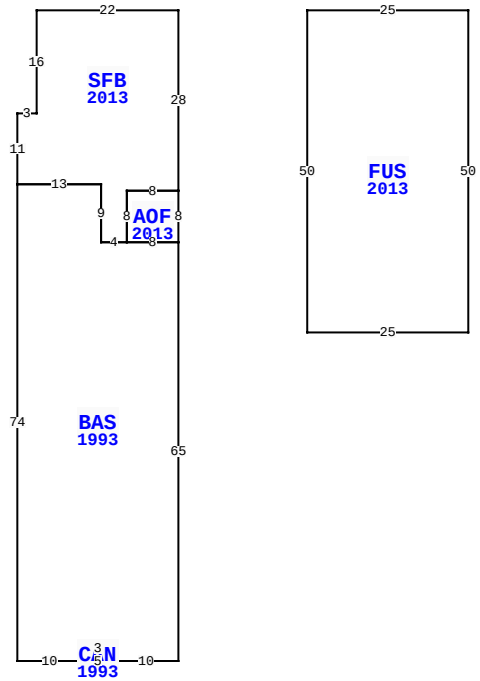
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	64	100	2013	64	26,828
BAS	1,734	100	1993	1,734	726,876
CAN	8	30	1993	2	839
FUS	1,250	100	2013	1,250	523,988
SFB	671	80	2013	537	225,105
TOTALS	3,727			3,587	1,503,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1101	04	3,587	166.9403	279.46	1,002,423	1900	2020	0	0	150	2.00	150.00

1 RETAILSTOR – 0% - 2025 Heated Area: 3585 HX Base Yr



212 CENTRE ST, FERNANDINA BEACH

BLD DATE	04/03/2025	KW	LGL DATE	
XF DATE	04/03/2025	KW	LAND DATE	03/27/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,503,634
TOTAL MARKET OB/XF VALUE	1,215
TOTAL LAND VALUE - MARKET	312,500
TOTAL MARKET VALUE	1,817,349
SOH/AGL Deduction	0
ASSESSED VALUE	1,817,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,817,349
TOTAL JUST VALUE	1,817,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	687,802

212B (UPSTAIRS) = CENTRED ON YOGA

212 = HARBOR WEAR SPORTSWEAR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141282	CENTERED ON YOGA	140	06/16/2014
20122528	ELEC OTHER	1,350	12/17/2012
20122482	ELEC OTHER	2,000	12/11/2012
20122437	REMODEL	1,695	12/04/2012
20122361	REMODEL	28,919	11/29/2012
20122347	H/AC	7,250	11/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/135	10/01/2024	SW	Q	I	01	2,300,000
GRANTOR: MORRISON REAL ESTATE						
GRANTEE: RJK HOLDINGS MANAGE						
1163/1303	8/20/2003	WD	U	I	12	550,000
GRANTOR: ANSLEY A W JR & MARY						
GRANTEE: MORRISON REAL ESTAT						

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
1	1241	WD DECK G	0	0	3	16	48.00	UT	11.50	11.50	100	1980	1980	3	20	110	
2	0097	AWNING CN	0	0	0	0	25.00	SF	65.00	65.00	100	2013	2013	3	68	1,105	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-25,27] S74 E10 U2R1 E3 D2R1 E10 N65 W8 W4 N9 W13 $
FUS=[YR=2013;ORIG=20,0] E25 S50 W25 N50 $
SFB=[YR=2013;ORIG=0,0] W22 S16 W3 S11 E13 S9 E4 N8 E8 N28 $
AOF=[YR=2013;ORIG=0,36] N8 W8 S8 E8 $
CAN=[YR=1993;ORIG=-15,101] E5 U2L1 W3 D2L1 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,215

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	2,500.00	SF		1.00	1.00	1.00	125.00	125.00	312,500							

REVIEW DATE 04/03/2025 BY KW Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 07/30/2025 BY SYS