BLOCK 269 W 6.25 FT OF LOT 31
& E1/2 OF LOT 32
CITY OF FDNA BEACH

210 CENTRE STREET LLC
P O BOX 16523
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0269-0312

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 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		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

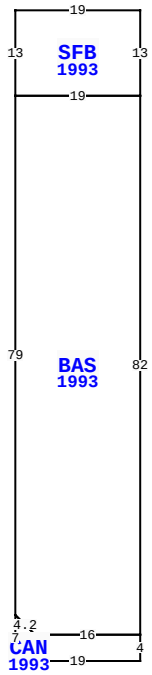
DOR CODE 1100 STORES, 1 STORY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1002.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100	1993	1,554	164,382
CAN	81	30	1993	24	2,539
SFB	247	80	1993	198	20,945
TOTALS	1,882			1,776	187,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,776	126.3780	211.56	375,731	1900	1980	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 2025 Heated Area: 1752 HX Base Yr



210 CENTRE ST B, 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	187,866
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	234,375
TOTAL MARKET VALUE	422,241
SOH/AGL Deduction	0
ASSESSED VALUE	422,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,241
TOTAL JUST VALUE	422,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130700	CHNGE SRVC	650	04/04/2013
20130685	REMODEL	400	04/03/2013
20130579	REMODEL	1,850	03/21/2013
20130401	REMODEL	2,000	02/28/2013
20130327	DEMOLITION	8,000	02/18/2013
20130166	H/AC	6,000	01/24/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2744/407	9/25/2024	WD	U	I	11	100
GRANTOR: LEEPER WILLIAM HARVEY						
GRANTEE: 210 CENTRE STREET L						
0459/0271	6/01/1985	WD	U	I		65,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W19 S13 BAS=[YR=1993] S79 CAN=[YR=1993] S7 E19 N4 W16 U3 L3 $ D3 R3 E16 N82 W19$ E19 N13 $.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	19.00	100.00	1,875.00	SF		1.00	1.00	1.00	125.00	125.00	234,375							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 234,375 Market: 0 Agricultural: 0 Common: 234,375 PRINTED 07/30/2025 BY SYS