BLOCK 269 LOTS 33 & W1/2 OF 32
ESMT PT OR 1854/517
CITY OF FDNA BEACH

RIVERFRONT CRAB LLC/
8 DUNES ROW
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0269-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

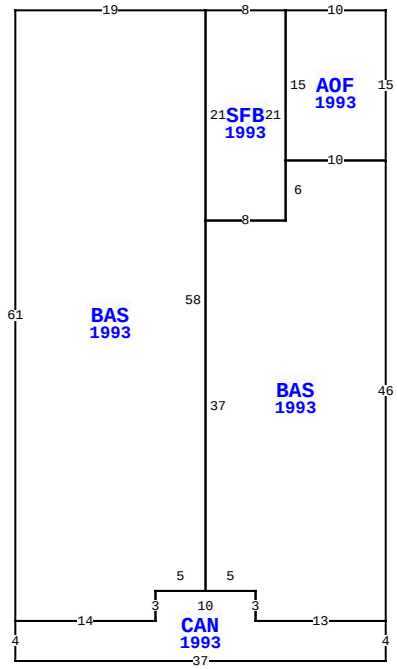
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	150	100	1993	150	13,827
BAS	765	100	1993	765	70,514
BAS	1,144	100	1993	1,144	105,448
CAN	178	30	1993	53	4,886
SFB	168	80	1993	134	12,352
TOTALS	2,405			2,246	207,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,246	110.1240	184.35	414,050	1981	1981	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 2193 HX Base Yr



206 CENTRE ST, 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	207,025
TOTAL MARKET OB/XF VALUE	1,140
TOTAL LAND VALUE - MARKET	462,500
TOTAL MARKET VALUE	670,665
SOH/AGL Deduction	68,462
ASSESSED VALUE	602,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	602,203
TOTAL JUST VALUE	670,665
NCON VALUE	0
INCOME VALUE	6,467,138
PREVIOUS YEAR MKT VALUE	547,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130798	REPAIR/RRF	2,000	04/15/2013
20091106	REPAIR/RRF	10,875	08/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/1668	10/16/2020	WD	Q	I	01	550,000
GRANTOR: 206-208 CENTRE STREET						
GRANTEE: RIVERFRONT CRAB LLC						
1830/1267	12/19/2012	WD	U	I	11	100
GRANTOR: SHAW DONALD M						
GRANTEE: 206-28 CENTRE STREE						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W10 SFB=[YR=1993] W8 BAS=[YR=1993] W19 S61 CAN=[YR=1993] S4 E37 N4 BAS=[YR=1993] N46 W10 S6 W8 S37 E5 S3 E13 $ W13 N3 W10 S3 W14 $ E14 N3 E5 N58 $ S21 E8 N21 $ S15 E10 N15 $.

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	0819	CONC 12"	0	0	19	35	665.00	SF	4.75	4.75	100	1981	1981	3	32.5	1,027	
2	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1981	1981	3	32.5	76	
3	0450	PREFAB FNC	0	0	0	0	23.00	LF	8.00	8.00	100	1993	1993	3	20	37	

LAND DESCRIPTION

TOTAL OB/XF 1,140

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	37.00	100.00	3,700.00	SF		1.00	1.00	1.00	125.00	125.00	462,500							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 462,500 Market: 0 Agricultural: 0 Common: 462,500 PRINTED 07/30/2025 BY SYS