BLK 1 PT LOTS 33 & 34
IN OR 1915/341 (EX UTILITY
ESMT IN OR 1915/367)

AMELIA ANGLER INC
96015 MONTEREY ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0001-0330

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

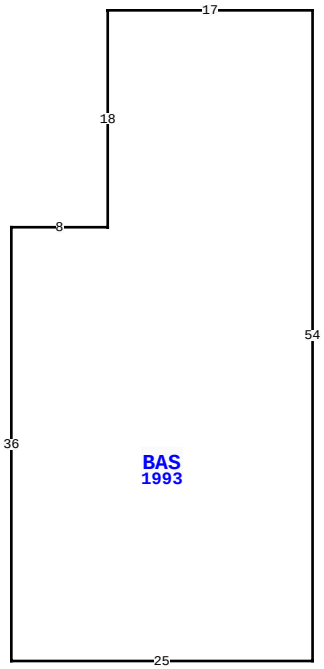
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	1993	1,206	129,314
TOTALS	1,206			1,206	129,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,206	120.7500	214.45	258,627	1900	1985	0	0	0	50.00	50.00

1 RETAILSTOR 0% - 0 Heated Area: 1206 HX Base Yr



BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	05/04/2026 MLU
INC DATE			AG DATE	

111 CENTRE ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,314
TOTAL MARKET OB/XF VALUE		1,390
TOTAL LAND VALUE - MARKET		318,868
TOTAL MARKET VALUE		449,572
SOH/AGL Deduction		101,600
ASSESSED VALUE		347,972
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		347,972
TOTAL JUST VALUE		449,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110381	SIGN	550	03/17/2011
20091014	REMODEL	5,000	07/30/2009
20090549	ELEC OTHER	3,500	05/05/2009
20090396	SIGN	300	03/30/2009
20070669	XFOB	3,400	04/20/2007
20062793	REMODEL	980	12/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/0341	4/30/2014	WD	U	I	40	375,000
GRANTOR: CENTRE STREET LLC						
GRANTEE: AMELIA ANGLER INC						
1830/1271	12/17/2012	WD	U	I	11	100
GRANTOR: SHAW DONALD M						
GRANTEE: 107-111 CENTRE STRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S18 W8 S36 E25 N54$.

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	0424	CL FNC 6'	0	0	0	0	50.00	LF	20.00	20.00	100	1983	1983	3	20	200	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1983	1983	3	20	120	
3	0446	BOX FNC 6'	0	0	0	0	78.00	LF	20.00	20.00	100	1995	1995	3	20	312	
4	1242	WD DECK A	0	0	0	0	316.00	SF	10.00	10.00	100	2007	2007	3	24	758	

LAND DESCRIPTION

TOTAL OB/XF 1,390

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		C-3	0.00	0.00	1,822.10	SF		1.00	1.00	1.00	175.00	175.00	318,868							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 318,868 Market: 0 Agricultural: 0 Common: 318,868 PRINTED 07/09/2026 BY SYS