BLOCK 10 N15 FT OF LOTS 1 & 34
IN OR 1829/1730
ESMT OR 1802/374

CENTRE STREET CHANDLERY LLC
PO BOX 16987
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0010-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

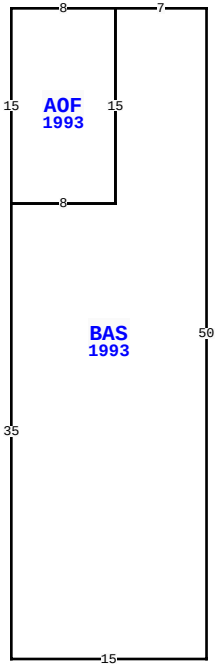
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 60
Interior Wall	05	DRYWALL 40
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		2 100
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	120	100	1993	120	20,381
BAS	630	100	1993	630	107,002
TOTALS	750			750	127,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	750	144.9000	257.34	193,005	1978	1995	0	0	0	34.00	66.00

1 RETAILSTOR 0% - 0 Heated Area: 750 HX Base Yr



8 N 2ND ST, FERNANDINA BEACH

BLD DATE	11/08/2024	KK	LGL DATE
XF DATE	11/08/2024	KK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	127,383
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	79,688
TOTAL MARKET VALUE	207,071
SOH/AGL Deduction	0
ASSESSED VALUE	207,071
TOTAL EXEMPTION VALUE	HI 0
BASE TAXABLE VALUE	207,071
TOTAL JUST VALUE	207,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,206

SEA BAGS MAINE (RETAIL STORE): OPENED 8/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210204	WINDOW/DOOR	0	07/22/2021
20210054	ROOF	0	01/23/2021
20140189	SIGN	1,200	01/29/2014
20140146	REMODEL	1,200	01/24/2014
20102187	SIGN	300	12/27/2010
20100058	SIGN	575	01/13/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1829/1730	12/10/2012	WD	Q	I	01	165,000
GRANTOR: CAMBRIDGE SOUTH INC						
GRANTEE: CENTRE STREET CHAND						
1662/1752	2/10/2010	WD	Q	I	01	155,000
GRANTOR: DABNEY PARTNERS LLC						
GRANTEE: CAMBRIDGE SOUTH INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 AOF=[YR=1993] W8 S15 E8 N15 $ S15 W8 S35 E15 N50 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	15.00	50.00	750.00	SF		1.00	1.00	1.25	85.00	106.25	79,688							

REVIEW DATE 11/08/2024 BY KK Total Acres: 0.00 Total Land Value: 79,688 Market: 0 Agricultural: 0 Common: 79,688 PRINTED 07/09/2026 BY SYS