BLOCK 13 LOTS 1 & 34
CITY OF FDNA BEACH

MADRIGAL REALTY LLC
302 CENTRE ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0013-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		24 100
Frame	03	MASONRY 100
Story Height		10 100
Stories	2.	2. 100
Quality	06	Quality Level 06

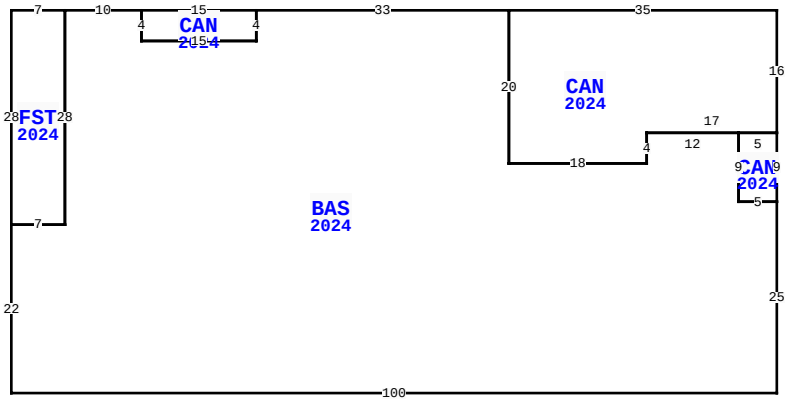
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

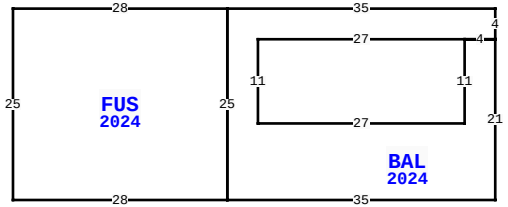
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	578	15	2024	87	43,594
BAS	4,067	100	2024	4,067	2,037,890
CAN	45	30	2024	14	7,015
CAN	60	30	2024	18	9,019
CAN	632	30	2024	190	95,205
FST	196	50	2024	98	49,106
FUS	700	100	2024	700	350,756
TOTALS	6,278			5,174	2,592,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2102	04	5,174	154.6524	371.17	1,920,434	2023	2023	0	0	135	2.00	135.00

1 RSTARANT 2 0% - 2024 Heated Area: 4767 HX Base Yr





302 CENTRE ST, FERNANDINA BEACH

BLD DATE	06/10/2024 REA	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,592,586
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	875,000
TOTAL MARKET VALUE	3,467,586
SOH/AGL Deduction	1,003,643
ASSESSED VALUE	2,463,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,463,943
TOTAL JUST VALUE	3,467,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,416,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0	WALL SIGN AND PRO		06/16/2023
2021-0217			05/18/2023
20210217	NEW CONSTR	2,500,000	10/27/2021
20210025	DEMOLITION	35,000	08/30/2021
20161982	ROOF	4,200	07/20/2016
20141691	H/AC	6,500	07/31/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2847/564	2/17/2026	SW	Q	I	01	4,350,100
GRANTOR: 302 CENTRE STREET LLC						
GRANTEE: MADRIGAL REALTY LLC						
2323/0405	12/05/2019	WD	U	I	37	1,850,000
GRANTOR: MANGANARO ENTERPRISES						
GRANTEE: 302 CENTRE STREET L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,38] S22 E100 U25R0 D0L5 N9 W12 S4 W18 N20 W33 S4 W15 N4 W10 S28 W7 $
FUS=[YR=2024;ORIG=21,70] E28 S25 W28 N25 $
CAN=[YR=2024;ORIG=85,10] E35 S16 W17 S4 W18 N20 $
BAL=[YR=2024;ORIG=49,70] E35 S4 W4 W27 S11 E27 N11 E4 S21 W35 N25 $
FST=[YR=2024;ORIG=20,10] E7 S28 W7 N28 $
CAN=[YR=2024;ORIG=37,10] E15 S4 W15 N4 $
CAN=[YR=2024;ORIG=115,26] E5 S9 W5 N9 $
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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	001000	C	COMMERCIAL	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	175.00	175.00	875,000							

REVIEW DATE 02/21/2024 BY HS Total Acres: 0.00 Total Land Value: 875,000 Market: 0 Agricultural: 0 Common: 875,000 PRINTED 07/09/2026 BY SYS