BLOCK 13 LOT 27 & N15'OF E25'
OF LOT 26 IN OR 2351/1513
CITY OF FDNA BEACH

CENTRE & FOURTH LLC/
960185 GATEWAY BLVD STE #203
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0013-0270

BUILDING CHARACTERISTICS

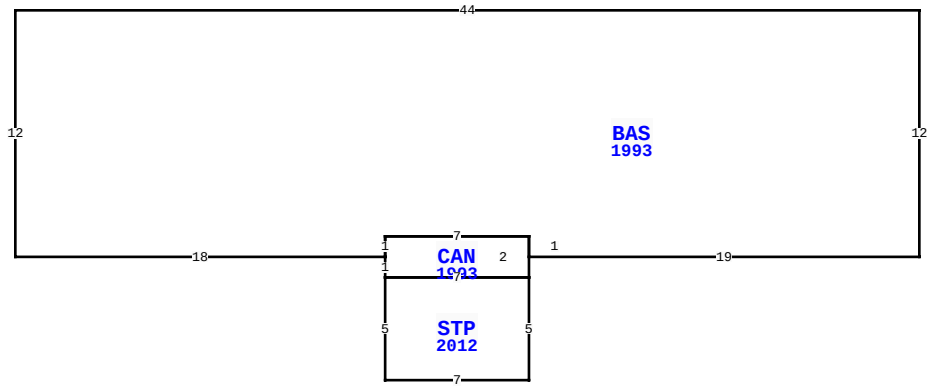
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	06	MANSARD 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
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
BAS	521	100	1993	521	49,296
CAN	14	30	1993	4	378
STP	35	10	2012	4	378
TOTALS	570			529	50,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	529	97.7550	173.61	91,840	1971	1990	0	0	0	45.50	54.50

1 RETAILSTOR 0% - 0 Heated Area: 521 HX Base Yr



15 S 4TH ST, FERNANDINA BEACH

BLD DATE	12/10/2024	KWA	LGL DATE	
XF DATE	12/10/2024	KWA	LAND DATE	05/04/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	50,053
TOTAL MARKET OB/XF VALUE	4,640
TOTAL LAND VALUE - MARKET	503,125
TOTAL MARKET VALUE	557,818
SOH/AGL Deduction	200,891
ASSESSED VALUE	356,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,927
TOTAL JUST VALUE	557,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,525

ALSO OWNS (REAR SLIVER) PRCL 00-00-31-1800-0013-0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0028	PROJECTING SIGN		10/11/2024
20170148	REMODEL	15,000	01/17/2017
20163554	DEMOLITION-INTERI	1,500	12/29/2016
20110707	SIGN	300	05/10/2011
20090296	SIGN	99	03/06/2009
20051844	REPAIR/RRF	2,000	05/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/1513	4/01/2020	SW	U	I	11	100
GRANTOR: LASSERRE JON C						
GRANTEE: CENTRE & FOURTH LLC						
2347/0446	3/11/2020	TD	U	I	11	100
GRANTOR: LASSERRE CURTISS H RE						
GRANTEE: LASSERRE JON C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S12 E18 CAN=[YR=1993] S1 STP=[YR=2012] S5 E7 N5 W7$ E7 N2 W7 S1$ N1 E7 S1 E19 N12$.

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	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1971	1971	3	26.4	33	
2	0802	ASPHALT B	0	0	19	49	931.00	SF	2.40	2.40	100	1993	1993	3	50	1,117	
3	1127	BRICK 8"	0	0	64	3	192.00	SF	11.00	11.00	100	1971	1971	3	54	1,140	
4	0810	CONCRETE A	0	0	12	19	228.00	SF	6.50	6.50	100	1971	1971	3	20	296	
5	0825	BRICK	0	0	8	7	56.00	SF	12.50	12.50	100	1971	1971	3	54	378	
6	0646	LWN SPRK H	0	0	0	0	5.00	UT	2.00	2.00	100	2005	2005	3	85	9	
7	0446	BOX FNC 6'	0	0	0	0	10.00	LF	20.00	20.00	100	2015	2015	3	60	120	
8	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2017	2017	3	70	336	
9	1242	WD DECK A	0	0	0	0	173.00	SF	10.00	10.00	100	2017	2017	3	70	1,211	

LAND DESCRIPTION

TOTAL OB/XF 4,640

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	25.00	115.00	2,875.00	SF		1.00	1.00	1.00	175.00	175.00	503,125							

REVIEW DATE 12/10/2024 BY KWA Total Acres: 0.00 Total Land Value: 503,125 Market: 0 Agricultural: 0 Common: 503,125 PRINTED 07/09/2026 BY SYS