BLOCK 14 LOT 1
IN OR 456 PG 710
CITY OF FDNA BEACH

LARKIN GROVES INC
2001 US HWY 1
VERO BEACH, FL 32960

2026

00-00-31-1800-0014-0010

BUILDING CHARACTERISTICS

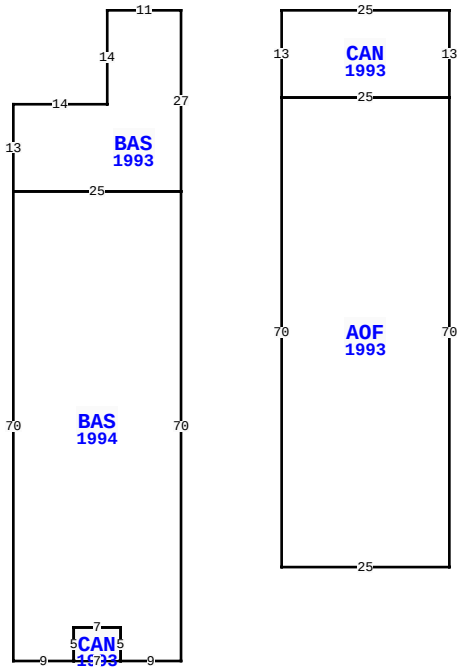
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 60
Interior Wall	03	PLASTER 40
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1200	STORE/OFFICE/RES
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	1,750	100	1993	1,750	282,857
BAS	479	100	1993	479	77,422
BAS	1,715	100	1994	1,715	277,200
CAN	35	30	1993	10	1,616
CAN	325	30	1993	98	15,840
TOTALS	4,304			4,052	654,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	4,052	121.3443	215.51	873,247	1873	2000	0	0	0	25.00	75.00

1 RETAILSTOR 0% - 0 Heated Area: 3944 HX Base Yr



301 CENTRE ST, FERNANDINA BEACH

BLD DATE	04/03/2025 KW	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	0825	BRICK	0	0	14	11	160.00	SF	12.50	12.50	100	1985	1985	3	79	1,580	
2	0461	IRON FENCE	0	0	28	6	168.00	SF	8.50	8.50	100	1985	1985	3	54	771	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	
4	0097	AWNING CN	0	0	0	0	25.00	SF	65.00	65.00	100	2018	2018	3	81	1,316	
5	0097	AWNING CN	0	0	0	0	22.00	SF	65.00	65.00	100	2018	2018	3	81	1,158	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		654,935
TOTAL MARKET OB/XF VALUE		5,225
TOTAL LAND VALUE - MARKET		437,500
TOTAL MARKET VALUE		1,097,660
SOH/AGL Deduction		392,999
ASSESSED VALUE		704,661
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		704,661
TOTAL JUST VALUE		1,097,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		951,640

DOWNSTAIRS = COLOR IT GREEN RETAIL : KW 4/2025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180155	REMODEL	1,200	01/17/2018
20100643	H/AC	900	04/23/2010
20100027	REPAIR/RRF	2,800	01/08/2010
20090101	REPAIR/RRF	2,000	01/26/2009
20090061	ADDITION	8,500	01/16/2009
20070931	H/AC	7,000	05/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0456/0710	6/01/1985	WD	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S14 W14 S13 BAS=[YR=1994] S70 E9
CAN=[YR=1993] E7 N5 W7 S5 $ N5 E7 S5 E9 N70 W25 $ E25 N27 $
PTR= E15 CAN=[YR=1993] E25 S13 AOF=[YR=1993] S70 W25 N70
E25 $ W25 N13 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 5,225

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	001200	C	STORE COMB	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	175.00	175.00	437,500							

REVIEW DATE 04/03/2025 BY KW Total Acres: 0.00 Total Land Value: 437,500 Market: 0 Agricultural: 0 Common: 437,500 PRINTED 07/09/2026 BY SYS