

BLOCK 14 WEST 100 FT OF LOT 3
PT OR 2255/1717
CITY OF FDNA BEACH

CAB ON CENTRE LLC
303 CENTRE STREET STE 100
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0014-0032



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																							
																		VALUATION BY STANDARD																							
																		Tax Group: 2												Tax Dist:											
																		BUILDING MARKET VALUE												0											
																		TOTAL MARKET OB/XF VALUE												2,581											
																		TOTAL LAND VALUE - MARKET												162,500											
																		TOTAL MARKET VALUE												165,081											
																		SOH/AGL Deduction												20,685											
																		ASSESSED VALUE												144,396											
																		TOTAL EXEMPTION VALUE												0											
																		BASE TAXABLE VALUE												144,396											
DOR CODE						1001V C W/XFOB																																			
MAP NUM												MKT AREA						01																							
NEIGHBORHOOD/LOC						1005.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																																									
EXTRA FEATURES						N 3RD ST, FERNANDINA BEACH						BLD DATE XF DATE INC DATE						12/30/2021 KK						LGL DATE LAND DATE AG DATE						05/06/2026 MLU											
L N	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	0803	ASPHALT C	0	0	0	0	2,423.00	SF	2.00	2.00	100	2001	2001	3	50		2,423																								
2	0810	CONCRETE A	0	0	5	15	75.00	SF	6.50	6.50	100	1982	1982	3	32.5		158																								
LAND DESCRIPTION																		TOTAL OB/XF 2,581																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	001001	C	V CM/XFOBT	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	65.00	65.00	162,500																								
REVIEW DATE 01/01/2023 BY CD						Total Acres: 0.00						Total Land Value: 162,500						Market: 0						Agricultural: 0						Common: 162,500						PRINTED 07/09/2026 BY SYS					