BLOCK 14 LOTS 27 & 28
IN OR 838/1305
CITY OF FDNA BEACH

SWAN BUILDING LP
41 OCEAN CLUB DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0014-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
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		42 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		25 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
Occupancy	00	100

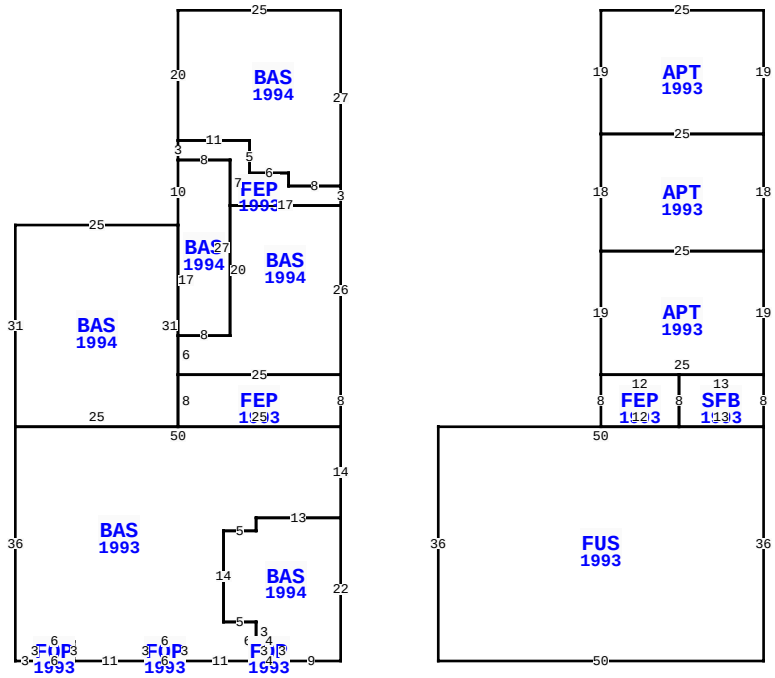
DOR CODE	1200	STORE/OFFICE/RES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	450	100	1993	450	48,558
APT	475	100	1993	475	51,255
APT	475	100	1993	475	51,255
BAS	1,408	100	1993	1,408	151,930
BAS	216	100	1994	216	23,308
BAS	344	100	1994	344	37,120
BAS	490	100	1994	490	52,874
BAS	586	100	1994	586	63,233
BAS	775	100	1994	775	83,627
FEP	96	80	1993	77	8,309
TOTALS	7,575			7,439	802,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	7,439	121.5126	215.81	1,605,411	1900	1980	0	0	0	50.00	50.00

1 RETAILSTOR 0% - 0 Heated Area: 7425 HX Base Yr



** This building has 17 Sub-Areas

317 CENTRE ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	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	802,706
TOTAL MARKET OB/XF VALUE	9,720
TOTAL LAND VALUE - MARKET	875,000
TOTAL MARKET VALUE	1,687,426
SOH/AGL Deduction	542,675
ASSESSED VALUE	1,144,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,144,751
TOTAL JUST VALUE	1,687,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,391,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151656	OTHER	2,500	07/15/2015
20122336	REMODEL	600	11/19/2012
20122319	REMODEL	150	11/15/2012
20111548	REMODEL	2,320	09/06/2011
20111461	XFOB	500	08/24/2011
20111336	REPAIR/RRF	2,000	08/10/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0838/1305	6/22/1998	WD	U	I	12	700,000
GRANTOR: PITTMAN RICHARD E						
GRANTEE: SWAN BUILDING LP						
0757/0377	4/17/1996	WD	Q	I		450,000
GRANTOR: MOCK WILLIAM J JR/BEA						
GRANTEE: PITTMAN RICHARD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W25 S20 FEP=[YR=1993] S3 BAS=[YR=1994] S10 BAS=[YR=1994] W25 S31 BAS=[YR=1993] S36 E3 FOP=[YR=1993] E6 N3 W6 S3 $ N3 E6 S3 E11 FOP=[YR=1993] E6 N3 W6 S3 $ N3 E6 S3 E11 FOP=[YR=1993] E4 BAS1994 = E9 N22 W13 S2 W5 S14 E5 S3 E4 S3 $ N3 W4 S3 $ N6 W5 N14 E5 N2 E13 N14 FEP 1993= N8 BAS=[YR=1994] N26 W17 S20 W8 S6 E25 $ W25 S8 E25 $ W50 $ E25 N31 $ S17 E8 N27 W8 $ E8 S7 E17 N3 W8 N2 W6 N5 W11 $ E11 S5 E6 S2 E8 N27$ PTR= E40 APT=[YR=1993] E25 S19 APT=[YR=1993] S18 APT=[YR=1993] S19 SFB=[YR=1993] S8 FUS=[YR=1993] S36 W50 N36 E50 $ W13FEP=[YR=1993] W12 N8 E12 S8 $ N8 E13 $ W25 N19 E25 $ W25 N18 E25 $ W25 N19 $ W40 $.

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	0097	AWNING CN	0	0	0	0	70.00	SF	65.00	65.00	100	1995	1995	3	40	1,820	
2	0858	SCULP CONC	0	0	0	0	583.00	SF	13.00	13.00	100	1998	1998	3	91	6,897	
3	1242	WD DECK A	0	0	4	62	248.00	SF	16.00	16.00	100	1985	1985	3	20	794	
4	1241	WD DECK G	0	0	7	13	91.00	UT	11.50	11.50	100	1990	1990	3	20	209	

LAND DESCRIPTION

TOTAL OB/XF 9,720

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	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	175.00	175.00	875,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 875,000 Market: 0 Agricultural: 0 Common: 875,000 PRINTED 07/09/2026 BY SYS