BLOCK 14 LOTS 30 & 31
E 25 FT OF LOTS 2 & 3
IN OR 1776/1467

WRIGHT RUNWAY LLC
C/O JAMES FERGUSON, PO BOX 16987
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0014-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

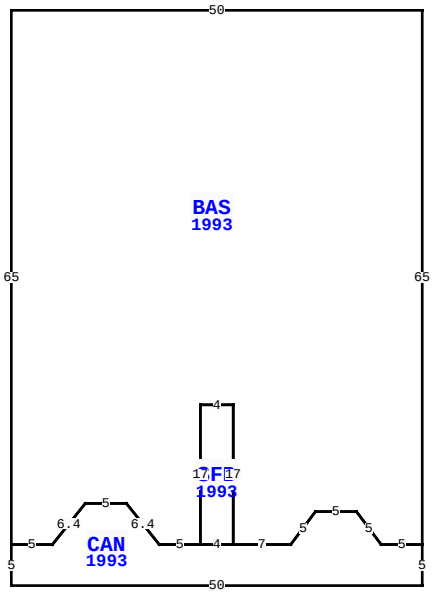
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		15 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	1200	STORE/OFFICE/RES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

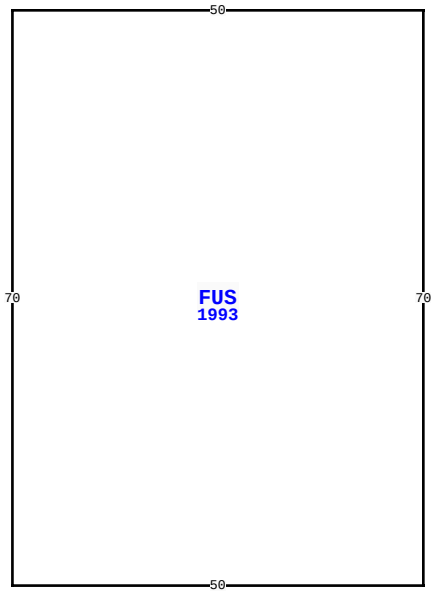
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,105	100	1993	3,105	844,701
CAN	327	30	1993	98	26,661
FUS	3,500	100	1993	3,500	952,159
SFB	68	80	1993	54	14,690
TOTALS	7,000			6,757	1,838,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1702	04	6,757	129.1320	412.19	2,785,168	1929	1995	0	0	0	34.00	66.00

1 SUP OFFICE 0% - 0 Heated Area: 6659 HX Base Yr





311 CENTRE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,838,211
TOTAL MARKET OB/XF VALUE		4,479
TOTAL LAND VALUE - MARKET		1,093,750
TOTAL MARKET VALUE		2,936,440
SOH/AGL Deduction		1,185,060
ASSESSED VALUE		1,751,380
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		1,751,380
TOTAL JUST VALUE		2,936,440
NCON VALUE		0
INCOME VALUE		905877
PREVIOUS YEAR MKT VALUE		2,588,931

309 = COLOR WEAR SUNGLASSES + APPAREL (4/2025 KW)
FUS (309 1/2 CENTRE ST) = 4 OFFICE SUITES: 204: WH
311 = TEAK AND IVY BOUTIQUE (4/2025 KW)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200138	REMODEL	20,000	01/11/2021
20160328	REPLACE 12 WINDOW	30,000	02/08/2016
20122242	REMODEL	2,000	11/02/2012
20121913	REMODEL	1,500	09/14/2012
20121802	DEMOLITION	200	08/31/2012
20120467	NEW ROOF	25,000	03/21/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1776/1467	2/01/2012	WD	Q	I	02	940,000
GRANTOR: JASINSKY BRUCE A & PA						
GRANTEE: WRIGHT RUNWAY LLC						
1606/1265	2/11/2009	DG	U	I	30	180,000
GRANTOR: JASINSKY BRUCE A						
GRANTEE: JASINSKY BRUCE A &						

BUILDING NOTES

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	5.00	SF	65.00	65.00	100	1995	1995	3	40	130	
2	0810	CONCRETE A	0	0	0	0	301.00	SF	6.50	6.50	100	1982	1982	3	32.5	636	
3	0803	ASPHALT C	0	0	0	0	2,205.00	SF	2.00	2.00	100	2001	2001	3	50	2,205	
4	0097	AWNING CN	0	0	0	0	40.00	SF	65.00	65.00	100	2000	2000	3	40	1,040	
5	0097	AWNING CN	0	0	0	0	12.00	SF	65.00	65.00	100	2012	2012	3	60	468	

BUILDING DIMENSIONS

FUS=[YR=1993;LABEL=suites: 204,205,206,207;ORIG=10,0] S70 E50 N70 W50 $
BAS=[YR=1993;LABEL=309 + 311;ORIG=0,0] W50 S65 E5 U5R4 E5 D5R4 E5 N17 E4 S17 E7 U4R3 E5 D4R3 E5 N65 $
CAN=[YR=1993;ORIG=-50,65] S5 E50 N5 W5 U4L3 W5 D4L3 W7 W4 W5 U5L4 W5 D5L4 W5 $
SFB=[YR=1993;LABEL=stairs;ORIG=-23,65] W4 N17 E4 S17 $
PTR=[ORIG=0,0] E10 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,479

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	6,250.00	SF		1.00	1.00	1.00	175.00	175.00	1,093,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,093,750 Market: 0 Agricultural: 0 Common: 1,093,750 PRINTED 07/09/2026 BY SYS