BLOCK 24 LOTS 1 2 3 & 16
CITY OF FDNA BEACH

RIVERFRONT CRAB LLC
8 DUNES ROW
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

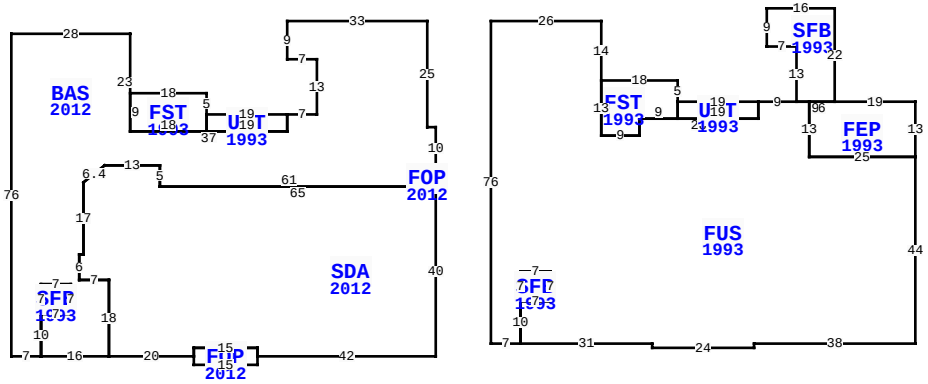
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		35 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		56 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,350	100	2012	3,350	277,241
FEP	325	80	1993	260	21,517
FOP	16	30	2012	5	414
FOP	60	30	2012	18	1,490
FST	162	50	1993	81	6,704
FST	198	50	1993	99	8,193
FUS	5,758	100	1993	5,758	476,523
SDA	3,268	110	2012	3,595	297,517
SFB	49	80	1993	39	3,228
SFB	49	80	1993	39	3,228
TOTALS	13,648			13,513	1,118,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	13,513	112.7000	201.85	2,727,599	1959	1985	0	0	0	59.00	41.00

1 OFFICE 0% - 0 Heated Area: 12923 HX Base Yr



** This building has 13 Sub-Areas

402 CENTRE ST, FERNANDINA BEACH

BLD DATE	03/18/2021	KK	LGL DATE		
XF DATE	03/18/2021	KK	LAND DATE	05/04/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,118,316
TOTAL MARKET OB/XF VALUE	100,012
TOTAL LAND VALUE - MARKET	3,023,400
TOTAL MARKET VALUE	4,241,728
SOH/AGL Deduction	1,073,997
ASSESSED VALUE	3,167,731
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,167,731
TOTAL JUST VALUE	4,241,728
NCON VALUE	0
INCOME VALUE	2680780
PREVIOUS YEAR MKT VALUE	3,751,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150594	REPAIR/RRF	36,000	03/20/2015
20130921	REMODEL	2,200	04/25/2013
20130544	REMODEL	4,500	03/18/2013
20130545	H/AC	2,000	03/18/2013
20130492	REMODEL	14,000	03/11/2013
20121915	MECH OTHER	3,900	09/14/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/1043	3/22/2021	WD	Q	I	01	2,750,000
GRANTOR: CAMBRIDGE SOUTH II LL						
GRANTEE: RIVERFRONT CRAB LLC						
1771/0351	12/30/2011	WD	U	I	38	950,000
GRANTOR: CENTRE STREET GLAD LL						
GRANTEE: CAMBRIDGE SOUTH II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W33 S9 E7 S13 W7 UST=[YR=1993] W19 FST=[YR=1993] N5 W18 S9 E18 N4$ S4 E19 N4$ S4 W37 N23 W28 S76 E7 N10 SFB=[YR=1993] E7 N7 W7 S7$ N7 E7 S7 W7 S10 E16 SDA=[YR=2012] E20 FOP=[YR=2012] S2 E15 N4 W15 S2$ N2 E15 S2 E42 N40 FOP=[YR=2012] N4 W4 S4 E4$ W65 N5 W13 D4 L5 S17 W1 S6 E7 S18$ N18 W7 N6 E1 N17 U4 R5 E13 S5 E61 N4 E4 N10 W2 N25$PTR=E15 FUS=[YR=1993] E26 S14 FST=[YR=1993] E18 S5 UST=[YR=1993] E19 S4 W19 N4 $ S4 W9 S4 W9 N13 $ S13 E9 N4 E28 N4 E9 SFB=[YR=1993] N13 W7 N9 E16 S22 FEP=[YR=1993] E19 S13 W25 N13 E6 $ W9 $ E3 S13 E25 S44 W38 S1 W24 N1 W31 N10SFB=[YR=1993] E7 N7 W7 S7 $ N7 E7 S7 W7 S10 W7 N76 $ W15 $.

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	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2001	2001	3	48	216	
2	0966	FIRE SPRNK	0	0	0	0	13,472.00	SF	3.00	3.00	100	2001	2001	3	77	31,120	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2001	2001	3	100	40,000	
4	0803	ASPHALT C	0	0	0	0	8,278.00	SF	2.00	2.00	100	2012	2012	3	66	10,927	
5	0811	CONCRETE B	0	0	0	0	506.00	SF	5.20	5.20	100	2012	2012	3	91	2,394	
6	0097	AWNING CN	0	0	0	0	216.00	SF	65.00	65.00	100	2012	2012	3	60	8,424	
7	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2012	2012	3	94	47	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2012	2012	3	100	400	
9	0649	LIGHTS-GD	0	0	0	0	2.00	SF	225.00	225.00	100	2012	2012	3	45	203	
10	1128	BRICK 12"	0	0	0	0	48.00	SF	14.00	14.00	100	2012	2012	3	98	659	

TOTAL OB/XF 94,390

LAND DESCRIPTION

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	001800	C	MULTISTORY	0	0003	C-3	100.00	150.00	20,156.00	SF		1.00	1.00	1.00	150.00	150.00	3,023,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 3,023,400 Market: 0 Agricultural: 0 Common: 3,023,400 PRINTED 07/09/2026 BY SYS

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NCON VALUE	0
INCOME VALUE	2680780
PREVIOUS YEAR MKT VALUE	3,751,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121652	FIRE SPRNK	3,500	08/14/2012
20121450	A/C	4,800	07/18/2012
20121306	REPL METER / LIGH	12,000	07/03/2012
20121320	REPL ELEV REPAVE	80,000	07/03/2012
20121264	TENANT BUILD OUT	120,000	06/26/2012
20120260	DEM NON BEAR WALL	2,000	02/16/2012

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11	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2012	2012	3	100	400	
12	0400	CONC CURB	0	0	0	0	32.00	LF	15.00	15.00	100	2012	2012	3	94	451	
13	1126	CB/STC 8"	0	0	0	0	165.00	SF	8.00	8.00	100	2012	2012	3	91	1,201	
14	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2012	2012	3	91	592	
15	0810	CONCRETE A	0	0	0	0	137.00	SF	6.50	6.50	100	2012	2012	3	91	810	
16	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,012.00	1,012.00	100	2012	2012	3	78	1,579	
17	0400	CONC CURB	0	0	0	0	97.00	LF	15.00	15.00	100	1976	1976	3	34	495	
18	0463	FENCE GATE	0	0	0	0	1.00	UT	120.00	120.00	100	2012	2012	3	78	94	

TOTAL OB/XF 5,622

LAND DESCRIPTION

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 3,023,400 Market: 0 Agricultural: 0 Common: 3,023,400 PRINTED 07/09/2026 BY SYS