



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	7 100
Frame	02 WOOD FRAME 100
Story Height	12 100
RMS	4 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 OWNER OCC 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	1,833	100	1993	1,833	161,770
CAN	192	30	1993	58	5,119
FUS	2,025	100	1993	2,025	178,715

TOTALS 4,050 3,916 345,604

EXTRA FEATURES

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	0825	BRICK	0	0	0	0	75.00	SF	12.50	12.50	100	1989	1989	3	83	778	
2	0812	CONCRETE C	0	0	0	0	1,837.00	SF	4.00	4.00	100	1989	1989	3	52	3,821	
3	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1989	1989	3	62	47	
4	0400	CONC CURB	0	0	0	0	44.00	LF	15.00	15.00	100	1989	1989	3	62	409	
5	0097	AWNING CN	0	0	0	0	30.00	SF	65.00	65.00	100	1998	1998	3	40	780	
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	25	113	

LAND DESCRIPTION

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	001800	C	MULTISTORY	0	0003	C-3	50.00	78.00	5,000.00	SF		1.00	1.00	1.00	125.00	125.00	625,000							

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1701	04	3,916	94.7600	169.72	664,624	1989	1989	0	0	0	48.00	52.00	
1 OFFICE 0% - 0 Heated Area: 3858 HX Base Yr													

500 CENTRE ST, FERNANDINA BEACH

BLD DATE	06/30/2021	KK	LGL DATE	05/04/2026	MLU
XF DATE	06/30/2021	KK	LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF 5,948

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	001800	C	MULTISTORY	0	0003	C-3	50.00	78.00	5,000.00	SF		1.00	1.00	1.00	125.00	125.00	625,000							

Total Acres: 0.00 Total Land Value: 625,000 Market: 0 Agricultural: 0 Common: 625,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	345,604
TOTAL MARKET OB/XF VALUE	5,948
TOTAL LAND VALUE - MARKET	625,000
TOTAL MARKET VALUE	976,552
SOH/AGL Deduction	296,826
ASSESSED VALUE	679,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	679,726
TOTAL JUST VALUE	976,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	847,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210019	DEMOLITION	1,000	04/26/2021
20111562	H/AC	2,699	09/07/2011
20111113	REMODEL	0	07/08/2011
20111034	SIGN	1,806	06/23/2011
20081327	REPAIR/RRF	0	08/26/2008
19990955	REPAIR/RRF	4,281	07/30/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1718/1121	12/29/2010	WD U	I	I	11
GRANTOR: FERREIRA ROBERT S & C					
GRANTEE: SUAREZ BLUFF LLC					
1718/1119	12/29/2010	WD U	I	I	11
GRANTOR: FERREIRA ROBERT S					
GRANTEE: FERREIRA ROBERT S &					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S45 E19 CAN=[YR=1993] E26 N18 W5 S8 L6 D6
W15 S4 \$ N4 E15 U6 R6 N8 E5 N27 \$ PTR= E15 FUS=[YR=1993]
E45 S45 W45 N45 \$ W15 \$.