BLK 30 LOT 15, E 25FT OF LOTS
2 & 16 & W 75FT OF N 20FT OF
LOT 2 (EX PT IN OR 543/920)

503 CENTRE STREET LLC
PO BOX 17529
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0030-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		29 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY 100
Occupancy	00	Level 03

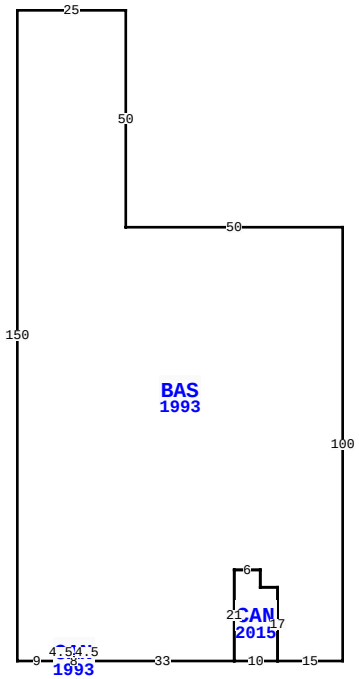
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,532	100	1993	8,532	1,188,842
CAN	24	30	1993	7	975
CAN	194	30	2015	58	8,082
TOTALS	8,750			8,597	1,197,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	8,597	117.8793	211.12	1,814,999	1965	1995	0	0	0	34.00	66.00

1 OFFICE 0% - 0 Heated Area: 8532 HX Base Yr



503 CENTRE ST, FERNANDINA BEACH

BLD DATE	12/30/2021	KK	LGL DATE	
XF DATE	12/30/2021	KK	LAND DATE	05/04/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,197,899
TOTAL MARKET OB/XF VALUE	3,092
TOTAL LAND VALUE - MARKET	1,280,658
TOTAL MARKET VALUE	2,481,649
SOH/AGL Deduction	1,392,944
ASSESSED VALUE	1,088,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,088,705
TOTAL JUST VALUE	2,481,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,189,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151279	CO ISSUED	0	10/23/2015
B152179	BLD OUT FOR OFFIC	2,500	09/22/2015
20152005	H/AC	7,500	08/28/2015
20151977	DEMOLITION	3,500	08/26/2015
20151874	REMODEL	1,750	08/13/2015
20151876	REMODEL	1,100	08/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1747/0764	7/15/2011	WD	Q	I	01	750,000
GRANTOR: CAMBRIDGE SOUTH II LL						
GRANTEE: 503 CENTRE STREET L						
1738/0012	5/09/2011	WD	Q	I	05	600,000
GRANTOR: AMELIA INTERIOR DESIG						
GRANTEE: CAMBRIDGE SOUTH II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 N50 W25 S150 E9 CAN=[YR=1993] E8 U4 L2 W4 D4 L2 $ U4 R2 E4 D4 R2 E33 CAN=[YR=2015] E10 N17 W4 N4 W6 S21$ N21 E6 S4 E4 S17 E15 N100$.

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	24.00	SF	65.00	65.00	100	2005	2005	3	40	624	
2	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2005	2005	3	40	208	
3	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2005	2005	3	40	208	
4	0803	ASPHALT C	0	0	0	0	1,524.00	SF	2.00	2.00	100	1980	1980	3	50	1,524	
5	0400	CONC CURB	0	0	0	0	18.00	LF	15.00	15.00	100	1980	1980	3	42	113	
6	1123	CB 8"	0	0	0	0	219.00	SF	6.15	6.15	100	1980	1980	3	29	391	
7	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2013	2013	3	94	24	

LAND DESCRIPTION

TOTAL OB/XF 3,092

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	001700	C	1STORY OFF	0	0003	C-3	0.00	0.00	10,245.26	SF		1.00	1.00	1.00	125.00	125.00	1,280,658							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,280,658 Market: 0 Agricultural: 0 Common: 1,280,658 PRINTED 07/09/2026 BY SYS