

BLOCK 42 E88' OF LOT 8 &
N25' OF E88' OF LOT 7
IN OR 2069/815

DOUGHERTY ON CENTRE LLC/
PO BOX 16654
FERNANDINA BEACH, FL 32035-6654

2026

00-00-31-1800-0042-0080



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15
Exterior Wall	28
Roof Structure	09
Roof Cover	04
Interior Wall	05
Interior Floor	07
Ceiling	01
Air Condition	03
Heating Type	04
Fixtures	11
Frame	03
Story Height	13
RMS	4
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	2100
MAP NUM	
NEIGHBORHOOD/LOC	1002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2006	1,120	220,507
BAS	330	100	2011	330	64,971
BAS	468	100	2017	468	92,141
CAN	500	30	1993	150	29,533
CAN	504	30	1993	151	29,729
UST	260	40	2017	104	20,476

TOTALS	3,182			2,323	457,355
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EXTRA FEATURES	
L N	OB/XF CODE
1	0802
2	0810
3	0812
4	0400
5	0402
6	0810
7	0964
8	0978
9	4950
10	0418

LAND DESCRIPTION	
L N	USE CODE
1	002100

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
2101	04	2,323	119.2023	255.69	593,968	1951	2001	0	0	23.00	77.00															
1 RSTARANT 1 0% - 0																										
Heated Area: 1918																										
HX Base Yr																										
710 CENTRE ST, FERNANDINA BEACH																										
<table><tr><td>BLD DATE</td><td>11/30/2018</td><td>KK</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td>11/30/2018</td><td>KK</td><td>LAND DATE</td><td>05/04/2026</td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td>MLU</td></tr></table>												BLD DATE	11/30/2018	KK	LGL DATE		XF DATE	11/30/2018	KK	LAND DATE	05/04/2026	INC DATE			AG DATE	MLU
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NASSAU COUNTY PROPERTY	
PAGE 1 of 2	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	457,355
TOTAL MARKET OB/XF VALUE	22,976
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,580,331
SOH/AGL Deduction	422,517
ASSESSED VALUE	1,157,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,157,814
TOTAL JUST VALUE	1,580,331
NCON VALUE	0
INCOME VALUE	320936
PREVIOUS YEAR MKT VALUE	1,181,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163105	ADDITION - KITCHEN	59,396	11/14/2016
20160733	3' TALL SAFETY BA	0	03/17/2016
20130793	REMODEL	1,455	04/15/2013
20130116	REPAIR/RRF	1,800	01/16/2013
20120422	A/C	7,000	03/14/2012
20112063	INSTALL GAS LINES	500	11/16/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2069/0815	8/30/2016	SW	Q	I	01
GRANTOR: RIO LAND & INVESTMENT					
GRANTEE: DOUGHERTY ON CENTRE					
1067/0612	7/09/2002	WD	Q	I	
GRANTOR: FIRST COAST ENERGY LL					
GRANTEE: RIO LAND & INVESTME					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2011] W2 BAS=[YR=2017] N16 W18 UST=[YR=2017] W26 S10 E26 N10\$ S10 W30 S6 BAS=[YR=2006] S6 CAN=[YR=1993] W25 S20 E25 N20\$ S23 E1 CAN=[YR=1993] S24 E21 N24 W21\$ E49 N14 W22 N15 W28\$ E48\$ W20 S15 E22 N15\$.	

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