

BLOCK 269 LOTS 1 & 34
IN OR 1854/515
ESMT PT OR 1854/517

STARK BUILDING LLC/
PO BOX 16987
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0269-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	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	60
Interior Floo	14	CARPET	40
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	14	100	
Frame	04	REIN CONC	100
Story Height	13	100	
RMS	21	100	
Stories	2.	2. 100	
Units	0	0 100	
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	1200	STORE/OFFICE/RES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	625	100	2013
CAN	36	30	1993
CAN	57	30	1993
GOF	3,894	110	1994
SDA	375	110	1993
SDA	1,298	110	1993
SDA	1,619	110	1993
TOTALS	7,904		
			8,557,522,937

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	8,557	150.5612	269.66	2,307,481	1884	1995	0	0	0 34.00	66.00
1 OFFICE 0% - 0 Heated Area: 7811 HX Base Yr											
BLD DATE	11/08/2024					KWX	LGL DATE				
XF DATE							LAND DATE	03/16/2026			
INC DATE							AG DATE	DC			

202 CENTRE ST, FERNANDINA BEACH

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1 0858	SCULP CONC		0	0	0	0	306.00	SF	13.00	13.00	100
2 1242	WD DECK A		0	0	6	20	120.00	SF	15.00	15.00	100
3 2010	RVLTD DR 6"		0	0	0	0	1.00	UT	21,000.00	21,000.00	100
4 0097	AWNING CN		0	0	0	0	5.00	SF	97.50	97.50	100
5 0097	AWNING CN		0	0	0	0	4.00	SF	65.00	65.00	100
6 0097	AWNING CN		0	0	0	0	6.00	SF	65.00	65.00	100
7 0825	BRICK		0	0	0	0	132.00	SF	12.50	12.50	100
8 0441	STK FNC 4'		0	0	0	0	45.00	LF	6.50	6.50	100
9 1241	WD DECK G		0	0	16	3	48.00	UT	11.50	11.50	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1 001200	C		STORE COMB	0	0003	C-3	50.00	100.00	5,000.00	SF	1.00

TOTAL OB/XF											
TOT ADJ	1.00	% COND	1.00	DPH FACT	1.00	UNIT PRICE	175.00	ADJ UNIT PRICE	175.00	LAND VALUE	875,000

NASSAU COUNTY PROPERTY				PAGE 1 of 2		2
VALUATION SUMMARY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				1,548,971		
TOTAL MARKET OB/XF VALUE				10,248		
TOTAL LAND VALUE - MARKET				875,000		
TOTAL MARKET VALUE				2,434,219		
SOH/AGL Deduction				365,193		
ASSESSED VALUE				2,069,026		
TOTAL EXEMPTION VALUE		HI		0		
BASE TAXABLE VALUE				2,069,026		
TOTAL JUST VALUE				2,434,219		
NCON VALUE				0		
INCOME VALUE				906085		
PREVIOUS YEAR MKT VALUE				2,138,067		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230057	STRUC REPAIRS	350,000	08/15/2023
20161879	SIGN	125	07/08/2016
20141491	H/AC	30,000	07/08/2014
20141048	REMODEL	2,520	05/21/2014
20140965	REMODEL	3,500	05/13/2014
20140937	REMODEL	175,000	05/07/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1854/0515	4/30/2013	WD	Q	I	01
GRANTOR: 202-204 CENTRE STREET					
GRANTEE: STARK BUILDING LLC					
1830/1269	12/17/2012	WD	U	I	11
GRANTOR: SHAW DONALD M					
GRANTEE: 202-204 CENTRE STRE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
GOF=[YR=1994;ORIG=10,14] S75 E50 N89 W25 S34 W4 N2 W7 N18 W14 \$											
SDA=[YR=1993;LABEL=unit202;ORIG=-25,25] S7 W5 S11 E5 S46 E16 N4 E9 N60 W25 \$											
SDA=[YR=1993;LABEL=Unit204;ORIG=-30,32] W15 S3 W5 S54 E6 U6R5 E5 D6R4 E5 N46 W5 N11 \$											
BAS=[YR=2013;LABEL=10S2nd st;ORIG=0,0] W25 S25 E25 N25 \$											
SDA=[YR=1993;ORIG=-30,32] N18 W20 S21 E5 N3 E15 \$											
CAN=[YR=1993;ORIG=-44,89] E14 U6L4 W5 D6L5 \$											
CAN=[YR=1993;ORIG=-9,89] E9 N4 W9 S4 \$											

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1902COMMON BRK 100
SHED 100

Roof Cover
Interior Wall

0205ROLL COMP 100
DRYWALL 100

Interior Floor
Ceiling

0301CONC FINSH 100
FIN.SUSPD 100

Air Condition
Heating Type

0203WINDOW 100
FORCED AIR 100

Fixtures
Frame
Story Height

04REIN CONC 100
10 100

RMS
Stories
Units

1.1.100
0 100

Occupancy

00NONE 100

Quality

05Quality Level 05

DOR CODE

1200STORE/OFFICE/RES

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1002.0200

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

176

100

1998

176

21,411

UOP

189

20

2025

38

4,623

TOTALS

365

214

26,034

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

REVIEW DATE

11/08/2024

BY

KWX

Total Acres: 0.00

Total Land Value: 875,000

Market: 0

Agricultural: 0

Common: 875,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTAL

110104214125.6850223.2247,7691920199000045.5054.50

2 RETAILSTOR0% - 0Heated Area: 176HX Base Yr

BLD DATE

11/08/2024

KWX

LGL DATE

03/16/2026

DC

XF DATE

INC DATE

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSNCDSALE PRICEGRANTOR: 202-204 CENTRE STREETGRANTEE: STARK BUILDING LLC1830/126912/17/2012WDUII11100GRANTOR: SHAW DONALD MGRANTEE: 202-204 CENTRE STRE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2025;ORIG=0,1] E21 S9 W21 N9 \$BAS=[YR=1998;LABEL=PJDs beer;ORIG=0,0] W16 S11 E16 N1 N9 N1 \$.