BLOCK 269 LOT 28 EX S29.9 FT
IN OR 697/881
CITY OF FDNA BEACH

BURGESS ANNETTE J/
P O BOX 541
CHEROKEE, NC 28719

2026

00-00-31-1800-0269-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

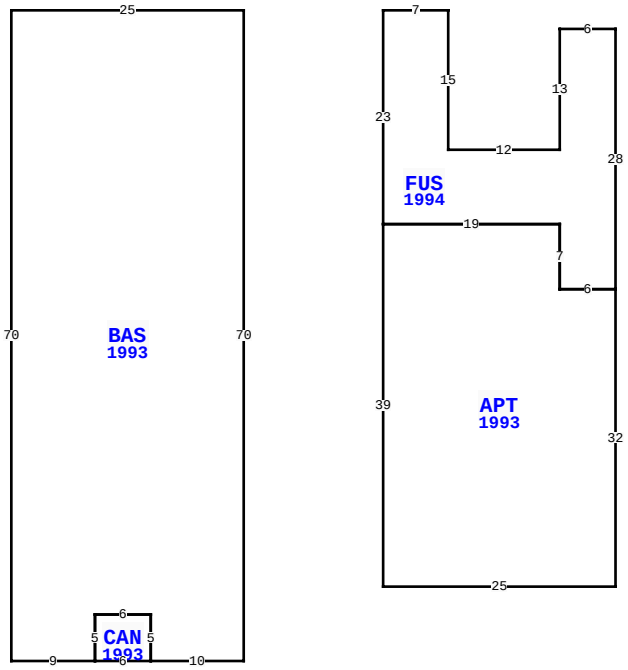
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1200	STORE/OFFICE/RES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	933	100	1993	933	101,226
BAS	1,720	100	1993	1,720	186,612
CAN	30	30	1993	9	977
FUS	425	100	1994	425	46,111
TOTALS	3,108			3,087	334,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,087	122.1792	216.99	669,848	1900	1980	0	0	0	50.00	50.00

1 RETAILSTOR 0% - 0 Heated Area: 3078 HX Base Yr



BLD DATE	03/22/2018 KK	LGL DATE	
XF DATE		LAND DATE	03/16/2026 DC
INC DATE		AG DATE	

216 CENTRE ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		334,924
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		306,250
TOTAL MARKET VALUE		641,174
SOH/AGL Deduction		205,849
ASSESSED VALUE		435,325
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		435,325
TOTAL JUST VALUE		641,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163215	REMODEL	23,590	11/21/2016
20151586	SEWER	975	07/08/2015
20040575	REPAIR/RRF	2,000	03/24/2004
20040463	REPAIR/RRF	1,000	03/10/2004
20021573	REPAIR/RRF	4,000	09/11/2002
9569B	REMODEL	2,000	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0697/0881	2/01/1994	WD	U	I	12	235,000
GRANTOR: HENDREN MARTHA & BARB						
GRANTEE: BURGESS ANNETTE						
0634/1103	8/28/1991	WD	U	I	12	180,000
GRANTOR: HOWELL WILLIAM II						
GRANTEE: HENDREN MARTHA & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S70 E9 CAN=[YR=1993] E6 N5 W6 S5$ N5 E6 S5 E10 N70$ PTR= E15 FUS=[YR=1994] E7 S15 E12 N13 E6 S28 APT=[YR=1993] S32 W25 N39 E19 S7 E6$ W6 N7 W19 N23$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001200	C	STORE COMB	0	0003	C-3	25.00	70.00	1,750.00	SF		1.00	1.00	1.00	175.00	175.00	306,250							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 306,250 Market: 0 Agricultural: 0 Common: 306,250 PRINTED 07/09/2026 BY SYS