BLOCK 269 E18.75 FT OF LOT 31
IN OR 887/159
CITY OF FDNA BEACH

ELEFTERION ALLEN S & CAROL L
210 CENTRE STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0269-0311

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

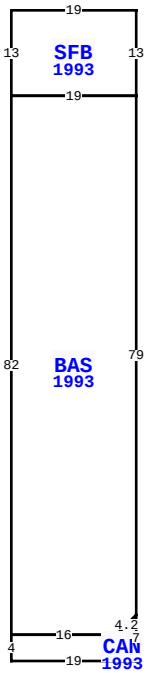
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		1 100
Frame	04	REIN CONC 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100	1993	1,554	153,706
CAN	81	30	1993	24	2,374
SFB	247	80	1993	198	19,584
TOTALS	1,882			1,776	175,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,776	111.3840	197.82	351,328	1900	1980	0	0	0	50.00	50.00

1 RETAILSTOR 0% - 0 Heated Area: 1752 HX Base Yr



210 CENTRE ST A, FERNANDINA BEACH

BLD DATE	01/13/2022 KK	LGL DATE	
XF DATE		LAND DATE	03/16/2027 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	175,664
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	328,125
TOTAL MARKET VALUE	503,789
SOH/AGL Deduction	155,089
ASSESSED VALUE	348,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,700
TOTAL JUST VALUE	503,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130634	ELEC OTHER	900	03/28/2013
20130376	ELEC OTHER	750	02/27/2013
20130168	H/AC	6,000	01/24/2013
20040196	REMODEL	3,000	02/02/2004
B9003	REPAIR/RRF	5,000	04/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0887/0159	6/14/1999	WD	U	I	12	180,000
GRANTOR: LANNON ROBERT M & LEN						
GRANTEE: ELEFTERION ALLEN S						
0459/0265	6/01/1985	WD	U	I		65,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W19 S13 BAS=[YR=1993] S82 CAN=[YR=1993] S4 E19 N7 D3 L3 W16$ E16 R3 U3 N79 W19$ E19 N13$.

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	001100	C	STORE 1FLR	0	0003	C-3	19.00	100.00	1,875.00	SF		1.00	1.00	1.00	175.00	175.00	328,125							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 328,125 Market: 0 Agricultural: 0 Common: 328,125 PRINTED 07/09/2026 BY SYS