

BLOCK 7 LOT 1
IN OR 140 PG 305
ESMT IN OR 439/298

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE		8900 MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1043.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	192	100
TOTALS	192	192

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	192	73.2354	34.79	6,680	1977	1977	0	0	0 80.00	20.00
1 STOR WAREH - 0% - 0 Heated Area: 192 HX Base Yr											
12 16 16 12											
BAS 1993											
TOTALS	192	192	1,336								

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				1,336			
TOTAL MARKET OB/XF VALUE				4,307			
TOTAL LAND VALUE - MARKET				240,000			
TOTAL MARKET VALUE				245,643			
SOH/AGL Deduction				63,628			
ASSESSED VALUE				182,015			
TOTAL EXEMPTION VALUE				04 182,015			
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				245,643			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				243,620			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0424	CL FNC 6'	0	0	0	336.00	LF	20.00	20.00	100	1990
2	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	1990
3	0811	CONCRETE B	0	0	0	700.00	SF	5.20	5.20	100	1990
TOTAL OB/XF 4,307											

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	008900	C	MUNICIPAL	0			60.00	115.00	60.00	FF	1.00
REVIEW DATE 01/31/2018 BY KK											