LOT 173 & PT OF LOT 172 OF
GEORGIA'S FDNA BCH #2 UNR &
PT OF GOVT LOT 20 OF

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

2023

00-00-31-134B-0172-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

934 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		250,000
SOH/AGL Deduction		237,820
ASSESSED VALUE		12,180
TOTAL EXEMPTION VALUE	04	12,180
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		250,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0710/1196	8/04/1994	WD	U	V	09	24,000
GRANTOR: DYE TONY C & MARY J						
GRANTEE: CITY OF FERNANDINA						
0584/0123	11/17/1989	WD	U	V	09	21,000
GRANTOR: GILLISPIE FRED T						
GRANTEE: DYE TONY & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

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	008900	C	MUNICIPAL	0		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 03/18/2019 BY KWX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS