LOTS 1 3 5 7 9 & 11
EX S-1 OF LOT 1
IN OR 825/17 & OR 825/20

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

2023

00-00-31-1360-0001-0000

BUILDING CHARACTERISTICS

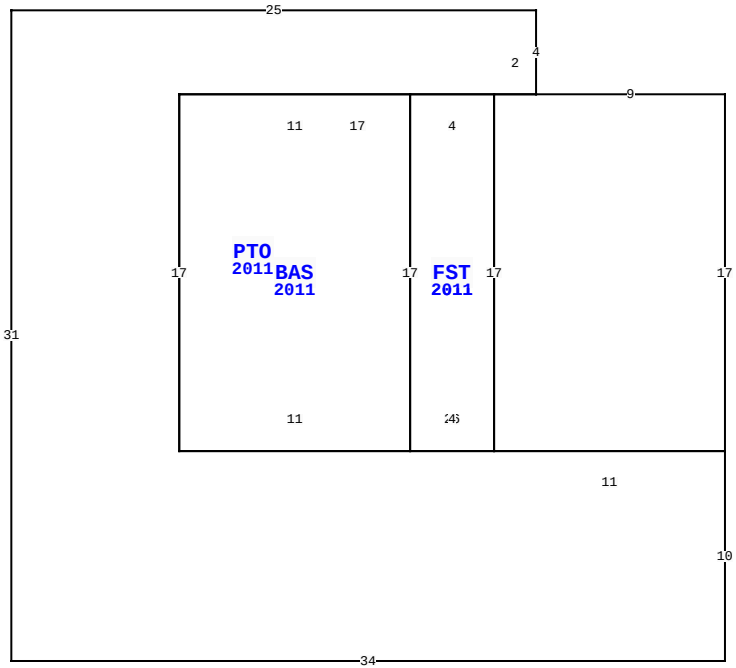
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	187	100	187	22,234
BAS	442	100	442	52,552
FST	68	50	34	4,043
PTO	831	5	42	4,994
TOTALS	1,528		705	83,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	705	78.4350	137.85	97,184	2011	2011	0	0	0	13.75	86.25

2 RSTRM BLDG - 0% - 0 Heated Area: 629 HX Base Yr



2002 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	01/31/2018	KK	LGL DATE		
XF DATE	01/31/2018	KK	LAND DATE	01/31/2018	KK
INC DATE			AG DATE		

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
1	0812	CONCRETE C	0	0	298	5	1,490.00	SF	4.00	4.00	100	1998	1998	3	77	4,589	
2	0400	CONC CURB	0	0	0	0	769.00	LF	15.00	15.00	100	1998	1998	3	83	9,574	
3	0811	CONCRETE B	0	0	39	17	663.00	SF	5.20	5.20	100	1998	1998	3	77	2,655	
4	0402	CONC BUMPE	0	0	0	0	33.00	UT	25.00	25.00	100	1998	1998	3	83	685	
5	1242	WD DECK A	0	0	0	0	315.00	SF	10.00	10.00	100	1998	1998	3	20	630	
6	0415	BEACHWALK	0	0	0	0	3,091.00	SF	5.75	5.75	100	1998	1998	3	20	3,555	
7	0350	CARPORT WD	0	0	17	17	289.00	SF	13.00	13.00	100	1998	1998	3	20	751	
8	0350	CARPORT WD	0	0	17	17	289.00	SF	13.00	13.00	100	1998	1998	3	20	751	
9	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1998	1998	3	20	624	
10	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00	13.00	100	1998	1998	3	20	585	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		83,821
TOTAL MARKET OB/XF VALUE		26,051
TOTAL LAND VALUE - MARKET		5,354,962
TOTAL MARKET VALUE		5,464,834
SOH/AGL Deduction		2,616,958
ASSESSED VALUE		2,847,876
TOTAL EXEMPTION VALUE	04	2,847,876
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,464,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,931,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210181	ELEC OTHER	4,500	05/17/2021
20111050	REPAIR/RRF	8,000	06/27/2011
20110560	NEW CONSTR	400	04/14/2011
20110502	NEW CONSTR	2,500	04/07/2011
20110466	NEW CONSTR	115,000	03/31/2011
20110416	REPAIR/RRF	35,700	03/23/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0825/0020	3/04/1998	WD	U	I	09	593,800
GRANTOR: BAKER KATHERINE HEALA						
GRANTEE: CITY OF FERNANDINA						
0825/0017	3/04/1998	TD	U	I	06	356,300
GRANTOR: NATIONSBANK OF TN & K						
GRANTEE: CITY OF FERNANDINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W9 PTO=[YR=2011] N4 W25 S31 E34 N10 W11
FST=[YR=2011] W4 BAS=[YR=2011] W11 N17 E11 S17$ N17 E4 S17$
N17 E2$ W17 S17 E26 N17$.

LAND DESCRIPTION

TOTAL OB/XF 24,399

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	0003	C-1	295.00	245.00	76,499.46	SF		1.00	1.00	1.00	70.00	70.00	5,354,962							

REVIEW DATE 01/31/2018 BY KK Total Acres: 0.00 Total Land Value: 5,354,962 Market: 0 Agricultural: 0 Common: 5,354,962 PRINTED 08/02/2023 BY SYS

LOTS 1 3 5 7 9 & 11
EX S-1 OF LOT 1
IN OR 825/17 & OR 825/20

CITY OF FERNANDINA BEACH
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BUILDING CHARACTERISTICS

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MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

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TOTALS				

MARKET ADJUSTMENTS

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

BLD DATE	01/31/2018	KK	LGL DATE
XF DATE	01/31/2018	KK	LAND DATE 01/31/2018 KK
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:	
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TOTAL MARKET VALUE		5,464,834
SOH/AGL Deduction		2,616,958
ASSESSED VALUE		2,847,876
TOTAL EXEMPTION VALUE	04	2,847,876
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,464,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,931,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091297	REPAIR/RRF	3,800	09/24/2009
20090166	REPAIR/RRF	2,500	02/05/2009
20070417	XFOB	100,000	03/08/2007
990843	HOUSEMVING	20,000	07/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0825/0020	3/04/1998	WD	U	I	09	593,800
GRANTOR: BAKER KATHERINE HEALA						
GRANTEE: CITY OF FERNANDINA						
0825/0017	3/04/1998	TD	U	I	06	356,300
GRANTOR: NATIONSBANK OF TN & K						
GRANTEE: CITY OF FERNANDINA						

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
11	0350	CARPORT WD	0	0	29	12	348.00	SF	13.00	13.00	100	1998	1998	3	20	905	
12	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2011	2011	3	83	747	

LAND DESCRIPTION

TOTAL OB/XF 1,652

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

REVIEW DATE 01/31/2018 BY KK Total Acres: 0.00 Total Land Value: 5,354,962 Market: 0 Agricultural: 0 Common: 5,354,962 PRINTED 08/02/2023 BY SYS