BLOCK 22 LOTS 2 & 3
IN OR 1893/1787
OLD TOWN

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

2023

00-00-31-1580-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8901	MUNICIPAL VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

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

N 14TH & TOWNGATE ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		6,000
TOTAL MARKET VALUE		6,000
SOH/AGL Deduction		1,600
ASSESSED VALUE		4,400
TOTAL EXEMPTION VALUE	04	4,400
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1893/1787	12/11/2013	WD	U	V	18	8,700
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: CITY OF FERNANDINA						
1755/0221	7/14/2011	WD	U	I	30	1,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: TIFTON NASSAU LLC						

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	0010		0.00	0.00	1.00	UT		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 6,000 Market: 0 Agricultural: 0 Common: 6,000 PRINTED 08/02/2023 BY SYS