PT OF LOT 1 IN OR 476/585
(EX LEASE PARCEL "25-4L")
FNDA BCH WATER LOTS SUB UNR

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

2023

00-00-31-1760-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.0400		

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

1 N FRONT ST, FERNANDINA BEACH

BLD DATE	06/01/2020	KK	LGL DATE	06/01/2020 KK
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		58,351
TOTAL LAND VALUE - MARKET		1,568,000
TOTAL MARKET VALUE		1,626,351
SOH/AGL Deduction		1,145,268
ASSESSED VALUE		481,083
TOTAL EXEMPTION VALUE	04	481,083
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,626,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,603,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141812	XFOB	0	08/19/2014
20091337	XFOB	83,650	10/02/2009
20080321	REPAIR/RRF	0	03/03/2008
20071169	H/AC	2,500	06/25/2007
20070916	NEW CONSTR	284,900	05/23/2007
20070459	H/AC	80,000	03/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0476/0585	12/16/1985	ML	U	I	03	100

GRANTOR: CITY OF FERNANDINA BE

GRANTEE: CENTER STREET WATER

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
1	0400	CONC CURB	0	0	0	0	1,145.00	LF	15.00	15.00	100	1987	1987	3	64	10,992	
2	0803	ASPHALT C	0	0	0	0	17,554.00	SF	2.00	2.00	100	1987	1987	3	50	17,554	
5	0812	CONCRETE C	0	0	0	0	2,977.00	SF	4.00	4.00	100	2007	2007	3	89	10,598	
6	0858	SCULP CONC	0	0	0	0	730.00	SF	13.00	13.00	100	1990	1990	3	87	8,256	
7	0975	ST LT/ARM	0	0	0	0	9.00	UT	500.00	500.00	100	2011	2011	3	83	3,735	
8	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2011	2011	3	83	6,300	
9	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2000	2000	3	20	300	
10	0446	BOX FNC 6'	0	0	0	0	44.00	LF	20.00	20.00	100	2014	2014	3	70	616	

LAND DESCRIPTION

TOTAL OB/XF 58,351

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	004030	C	INDUST WATER	0	0003	IW	37.00	43.00	31,360.00	SF		1.00	1.00	1.00	50.00	50.00	1,568,000							

REVIEW DATE 06/01/2020 BY KK Total Acres: 0.00 Total Land Value: 1,568,000 Market: 0 Agricultural: 0 Common: 1,568,000 PRINTED 08/02/2023 BY SYS