BLOCK 28 LOT 1 & W 17 FT OF 16
IN OR 785/218
CITY OF FDNA BEACH

502 ASH STREET PARTNERSHIP
502 ASH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0028-0010

BUILDING CHARACTERISTICS

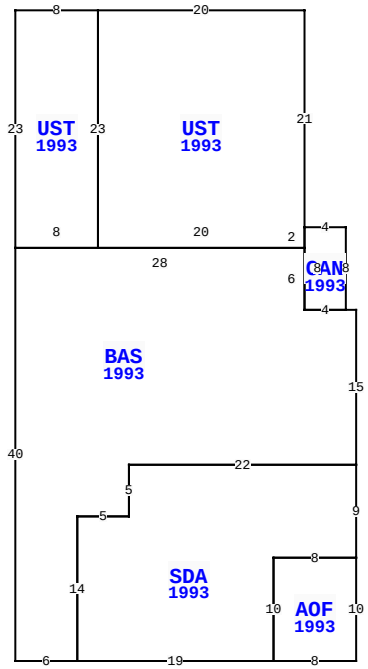
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Common Wall		18 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	80	100	80	5,608
BAS	802	100	802	56,220
CAN	32	30	10	701
SDA	408	110	449	31,475
UST	184	40	74	5,188
UST	460	40	184	12,899
TOTALS	1,966		1,599	112,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,599	95.6970	140.20	224,180	1960	1980	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1290 HX Base Yr



502 ASH ST, FERNANDINA BEACH

BLD DATE	12/06/2018 KK	LGL DATE	
XF DATE		LAND DATE	12/06/2018 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	176,562
TOTAL MARKET OB/XF VALUE	3,926
TOTAL LAND VALUE - MARKET	301,500
TOTAL MARKET VALUE	481,988
SOH/AGL Deduction	131,032
ASSESSED VALUE	350,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	350,956
TOTAL JUST VALUE	481,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	439,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140817	REPAIR/RRF	6,500	04/25/2014
20101050	REPAIR/RRF	20,500	06/25/2010
4771	XFOB	5,000	03/25/1988
4634	ADDITION	15,000	01/11/1988
1971	REMODEL	800	01/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0785/0218	2/18/1997	WD	U	I	19	100
GRANTOR: PRESCOTT KENNETH V						
GRANTEE: 502 ASH STREET PART						
0770/1146	9/10/1996	QC	U	I	06	30,000
GRANTOR: PRESCOTT SANDRA L						
GRANTEE: PRESCOTT KENNETH V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 CAN=[YR=1993] N8 W4 UST=[YR=1993] N21 W20 UST=[YR=1993] W8 S23 E8 N23 $ S23 E20N2 $S8 E4$ W4 N6 W28 S40 E6 SDA=[YR=1993] E19 AOF=[YR=1993] E8 N10 W8 S10 $ N10 E8 N9 W22 S5 W5 S14 $ N14 E5 N5 E22 N15 $.

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	0803	ASPHALT C	0	0	0	0	3,238.00	SF	2.00	2.00	100	1988	1988	3	50	3,238	
4	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00	140.00	100	1988	1988	3	20	28	
5	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	100	1999	1999	3	20	432	
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1988	1988	3	27	122	
7	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2000	2000	3	85	106	

LAND DESCRIPTION

TOTAL OB/XF 3,926

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	001100	C	STORE 1FLR	0	0003	C-3	67.00	100.00	6,700.00	SF		1.00	1.00	1.00	45.00	45.00	301,500							

REVIEW DATE 12/06/2018 BY KK Total Acres: 0.00 Total Land Value: 301,500 Market: 0 Agricultural: 0 Common: 301,500 PRINTED 08/02/2023 BY SYS

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FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0028-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Common Wall		25 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY 100
Occupancy	00	Level 03

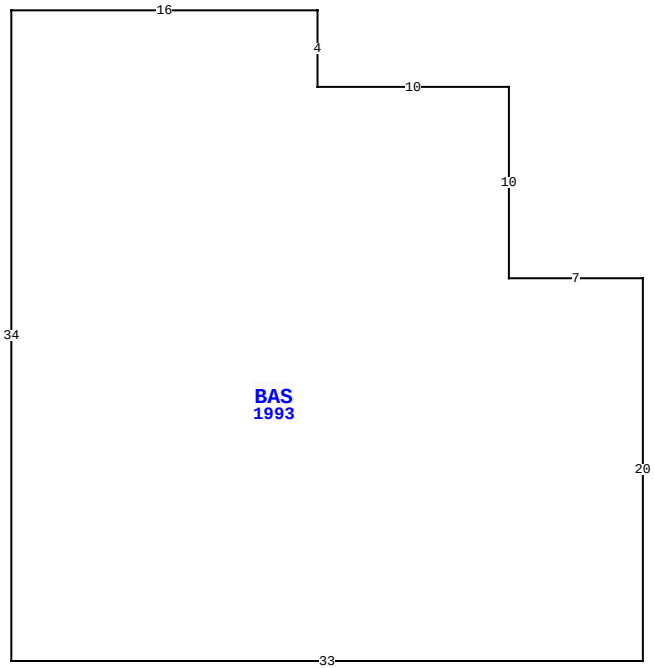
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	64,472
TOTALS	984		984	64,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	984	89.4474	131.04	128,943	1960	1980	0	0	0	50.00	50.00

2 RETAILSTOR – 0% - 0 Heated Area: 984 HX Base Yr



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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	439,292

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N10 W10 N4 W16 S34 E33 N20 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/06/2018 BY KK Total Acres: 0.00 Total Land Value: 301,500 Market: 0 Agricultural: 0 Common: 301,500 PRINTED 08/02/2023 BY SYS