PT OF CENTRAL PARK
WATER WORKS LEASED PROPERTIES
IMPROVEMENTS ONLY

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

2023

00-00-31-1800-0217-0WWL

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	03	MASONRY 100
Common Wall		20 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

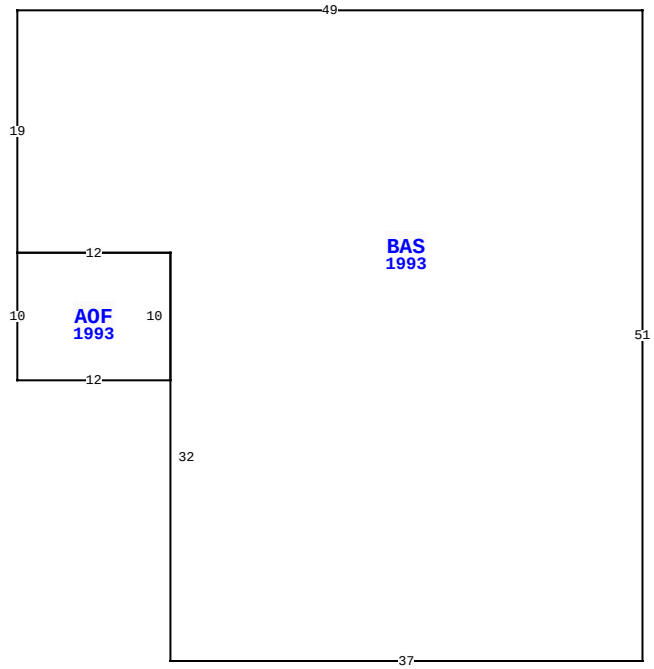
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	185	222	3,249
BAS	2,115	100	2,115	30,956
TOTALS	2,235		2,337	34,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,337	106.2600	50.47	117,948	1981	1981	0	0	0	71.00	29.00

1 STOR WAREH – 0% - 0 Heated Area: 2235 HX Base Yr



20 N 11TH ST, FERNANDINA BEACH

BLD DATE	12/28/2021 KK	LGL DATE	
XF DATE		LAND DATE	12/28/2021 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		82,825
TOTAL MARKET OB/XF VALUE		671,601
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		754,526
SOH/AGL Deduction		0
ASSESSED VALUE		754,526
TOTAL EXEMPTION VALUE	04	754,526
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		754,526
NCON VALUE		26,250
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		702,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220108	REROOF	0	12/02/2022
20220261	NEW CONSTR-METAL	54,491	03/30/2022
20122586	REMODEL	1,597	12/28/2012
20111801	REBUILD RETAIN WA	800	10/07/2011
984238	NEW CONSTR	736,000	08/31/1998
8888B	NEW CONSTR	70,000	02/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S19 AOF=[YR=1993] S10 E12 N10 W12 $ E12 S32 E37 N51 $.

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	0940	SHEDS/PORT	0	0	8	16	128.00	SF	30.00	30.00	100	1981	1981	3	20	768	
2	0430	CL FNC 6B	0	0	0	0	798.00	LF	9.70	9.70	100	1981	1981	3	20	1,548	
3	0425	CL FNC 8'	0	0	0	0	58.00	LF	10.65	10.65	100	1981	1981	3	20	124	
4	0426	CL FNC 12'	0	0	0	0	270.00	LF	15.60	15.60	100	1993	1993	3	32	1,348	
5	0465	FNC GT 15'	0	0	0	0	2.00	UT	562.50	562.50	100	1993	1993	3	32	360	
6	1123	CB 8"	0	0	3	179	537.00	SF	6.15	6.15	100	1960	1960	3	20	661	
7	1123	CB 8"	0	0	2	126	252.00	SF	6.15	6.15	100	1960	1960	3	20	310	
8	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1981	1981	3	20	933	
9	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1981	1981	3	20	160	
10	0812	CONCRETE C	0	0	0	0	2,000.00	SF	4.00	4.00	100	1996	1996	3	73	5,840	

TOTAL OB/XF 12,052

LAND DESCRIPTION

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		PI-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 11/18/2022 BY HS Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/02/2023 BY SYS

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

2023

00-00-31-1800-0217-0WWL

BUILDING CHARACTERISTICS

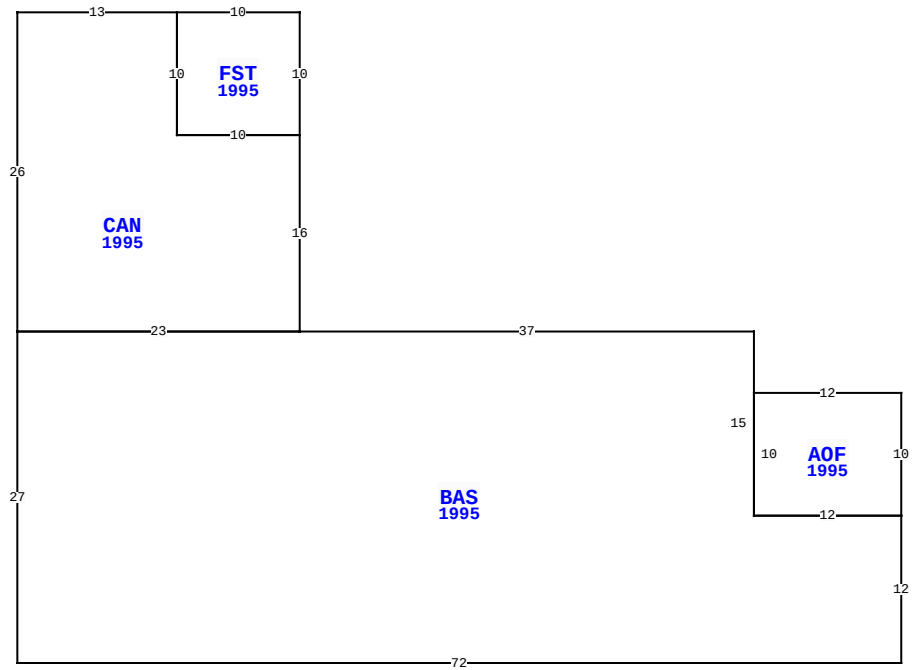
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	03	MASONRY 100
Common Wall		20 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	185	222	4,895
BAS	1,764	100	1,764	38,896
CAN	498	30	149	3,285
FST	100	70	70	1,544
TOTALS	2,482		2,205	48,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,205	73.6865	35.00	77,175	1995	1995	0	0	0	37.00	63.00

2 STOR WAREH – 0% - 0 Heated Area: 1884 HX Base Yr



20 N 11TH ST, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

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TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		754,526
SOH/AGL Deduction		0
ASSESSED VALUE		754,526
TOTAL EXEMPTION VALUE	04	754,526
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		754,526
NCON VALUE		26,250
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		702,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8724B	REMODEL	23,340	12/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W37 CAN=[YR=1995] N16 FST=[YR=1995] N10 W10 S10 E10 $ W10 N10 W13 S26 E23 $ W23 S27 E72 N12 AOF=[YR=1995] N10 W12 S10 E12 $ W12 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
11	0430	CL FNC 6B	0	0	0	0	53.00	LF	9.70	9.70	100	1996	1996	3	42	216	
12	0979	TANK WATER	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1985	1985	3	100	50,000	
13	0979	TANK WATER	0	0	0	0	1.00	UT	300,000.00	300,000.00	100	1985	1985	3	100	300,000	
14	0979	TANK WATER	0	0	0	0	1.00	UT	135,000.00	135,000.00	100	1986	1986	3	100	135,000	
15	1049	TOWER-H2O	0	0	0	0	1.00	UT	147,200.00	147,200.00	100	1999	1999	3	100	147,200	
16	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1995	1995	3	20	240	
17	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2011	2011	3	55	220	
18	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	2017	2017	3	94	423	
19	0510	GARAGE WD-	0	0	30	25	750.00	SF	35.00	35.00	100	2022	2022	3	100	26,250	

LAND DESCRIPTION

TOTAL OB/XF 659,549

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 11/18/2022 BY HS Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/02/2023 BY SYS