

PT BLKS 286 & 287 IN
OR 899/1035 & OR 1541/482 &
ABND R/W IN OR 1538/1986

THEODORE H HERNANDEZ
626 S 3RD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0287-0001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	37 100
Frame	05 STEEL 100
Story Height	12 100
RMS	11 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 7700 CLUBS/LODGES/HALLS

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	130	100	130	15,077
AOF	390	100	390	45,232
BAS	5,950	100	5,950	690,066
BRA	288	110	317	36,765
KTA	442	110	486	56,365
PTO	112	5	6	696
PTO	560	5	28	3,247
STP	222	10	22	2,552

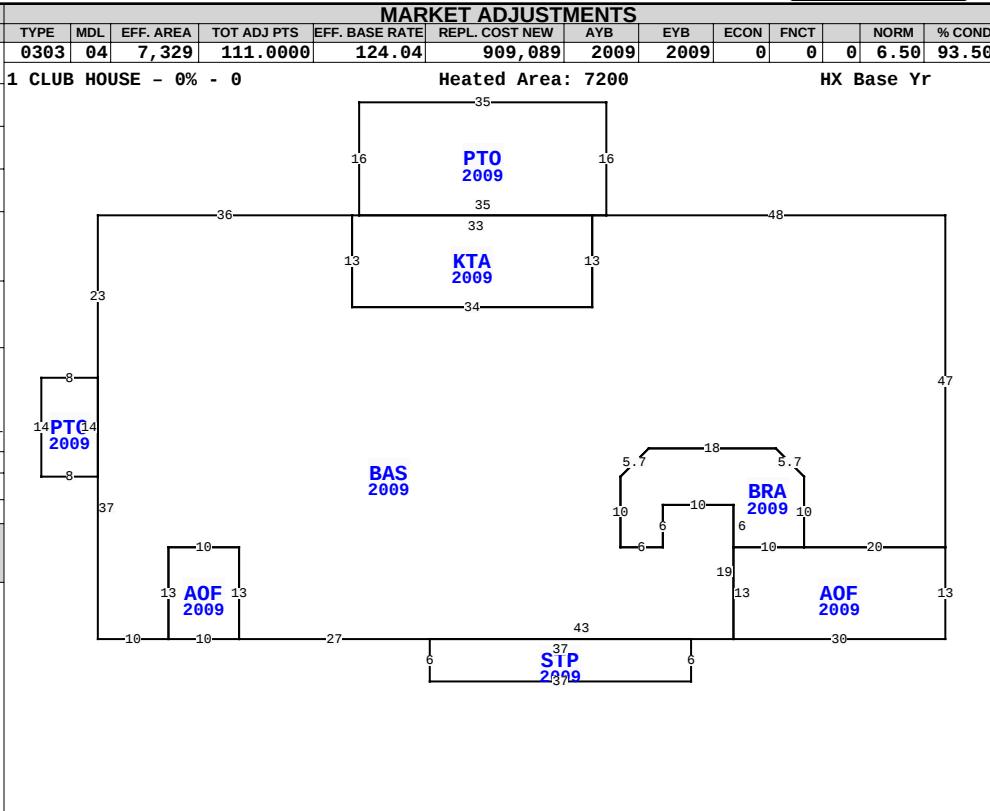
TOTALS 8,094 7,329 849,998

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
1	0812	CONCRETE C	0	0	0	0	0	5,208.00	SF 4.00	4.00	100	2009	2009	3	91	18,957
2	0812	CONCRETE C	0	0	0	0	0	1,192.00	SF 4.00	4.00	100	2009	2009	3	91	4,339
3	0400	CONC CURB	0	0	0	0	0	353.00	LF 15.00	15.00	100	2009	2009	3	94	4,977
4	0855	CONC PAVER	0	0	40	24	0	960.00	SF 10.00	10.00	100	2009	2009	3	91	8,736
5	0505	FLAGPOLE A	0	0	0	0	0	30.00	LF 50.00	50.00	100	2009	2009	3	45	675
6	0351	CARPORT MT	0	0	20	12	0	240.00	SF 10.00	10.00	100	2009	2009	3	45	1,080
7	0446	BOX FNC 6'	0	0	0	0	0	289.00	LF 20.00	20.00	100	2009	2009	3	45	2,601
8	0381	COOLER	0	0	18	10	0	180.00	SF 82.50	82.50	100	2009	2009	3	66	9,801
9	0463	FENCE GATE	0	0	0	0	0	2.00	UT 300.00	300.00	100	2009	2009	3	78	468
10	0351	CARPORT MT	0	0	25	24	0	600.00	SF 10.00	10.00	100	2019	2019	3	90	5,400

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	007700	C	CLUB	0	0006	IM	0.00	0.00	1.70	AC		1.00	1.00	0.60	80,000.00	48,000.00	81,600							



626 S 3RD ST, FERNANDINA BEACH

BLD DATE 12/10/2019 XF DATE 12/10/2019 INC DATE

LGL DATE 12/10/2019 LAND DATE 12/10/2019 AG DATE

KK KK

TOTAL OB/XF 57,034

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NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 849,998

TOTAL MARKET OB/XF VALUE 57,034

TOTAL LAND VALUE - MARKET 81,600

TOTAL MARKET VALUE 988,632

SOH/AGL Deduction 111,060

ASSESSED VALUE 877,572

TOTAL EXEMPTION VALUE 10 877,572

BASE TAXABLE VALUE 0

TOTAL JUST VALUE 988,632

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 853,640

REVIEW DATE 12/10/2019 BY KK Total Acres: 1.70 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/02/2023 BY SYS