BLOCK 302 ALL OF
(LESS LOTS 1 & 8 N 10 FT
OF 2 & 7 & RR ROW

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

2023

00-00-31-1800-0302-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8901	MUNICIPAL VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

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

1129 S 8TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,023,750
TOTAL MARKET VALUE		1,023,750
SOH/AGL Deduction		386,685
ASSESSED VALUE		637,065
TOTAL EXEMPTION VALUE	04	637,065
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,023,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,023,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
98970	DEMOLITION	4,000	07/10/1998
10271-B	DEMOLITION	0	01/28/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/1589	12/05/2000	WD	Q	I		275,000
GRANTOR: FERNANDINA LUMBER & S						
GRANTEE: CITY OF FERNANDINA						
0731/0491	6/09/1995	WD	U	I	02	140,000
GRANTOR: NASSAU BUILDING & SUP						
GRANTEE: FERNANDINA LUMBER &						

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		C-2	300.00	195.00	58,500.00	SF		1.00	1.00	1.00	17.50	17.50	1,023,750							

REVIEW DATE 03/28/2022 **BY** DC Total Acres: 0.00 Total Land Value: 1,023,750 Market: 0 Agricultural: 0 Common: 1,023,750 **PRINTED** 08/02/2023 BY SYS