PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

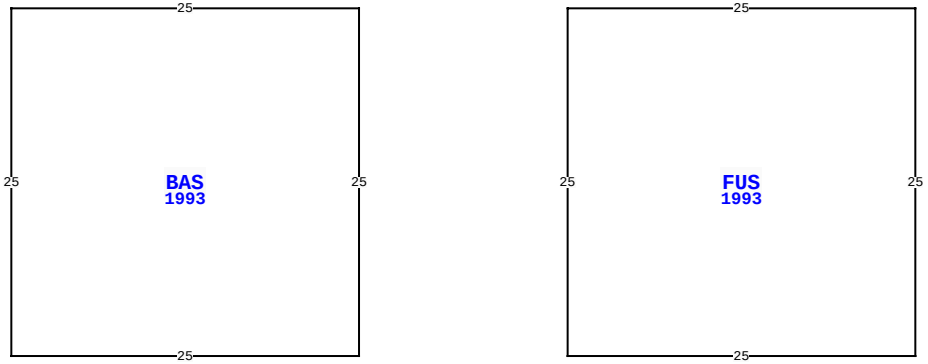
DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	625	48,169
FUS	625	100	625	48,169
TOTALS	1,250		1,250	96,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1103	04	1,250	101.5875	90.67	113,338	1990	1990	0	0	0	15.00	85.00

1 CONCESSION – 0% - 0 Heated Area: 1250 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE	
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 13 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220252	NEW CONSTR-FIRE S	4,449,217	03/25/2022
20210244	NEW CONSTR-STEEL	17,572	02/03/2022
20210200	ADDITION	487,005	07/13/2021
20210201	ADDITION	534,850	07/13/2021
20210171	FOUNDATION	8,700	06/28/2021
20200011	NEW CONST - HANGE	414,922	10/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S25 E25 N25$ PTR= E15 FUS=[YR=1993] E25 S25 W25 N25$ W15$.

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	0811	CONCRETE B	0	0	0	0	2,891.00	SF	5.20	5.20	100	1990	1990	3	62	9,321	
2	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	1990	1990	3	62	725	
3	0350	CARPORT WD	0	0	32	6	192.00	SF	13.00	13.00	100	1995	1995	3	20	499	
4	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	1990	1990	3	62	725	
5	0350	CARPORT WD	0	0	32	6	192.00	SF	13.00	13.00	100	1995	1995	3	20	499	
6	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	1990	1990	3	62	725	
7	0350	CARPORT WD	0	0	32	6	192.00	SF	13.00	13.00	100	1995	1995	3	20	499	
8	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	1995	1995	3	72	842	
9	0350	CARPORT WD	0	0	32	6	192.00	SF	13.00	13.00	100	1995	1995	3	20	499	
10	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	1995	1995	3	72	842	

TOTAL OB/XF 15,176

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	002000	C	AIRPORT	0	0006	ILW	0.00	0.00	513.95	AC		1.00	1.00	0.50	150,000.00	75,000.00	38,546,250							

REVIEW DATE 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

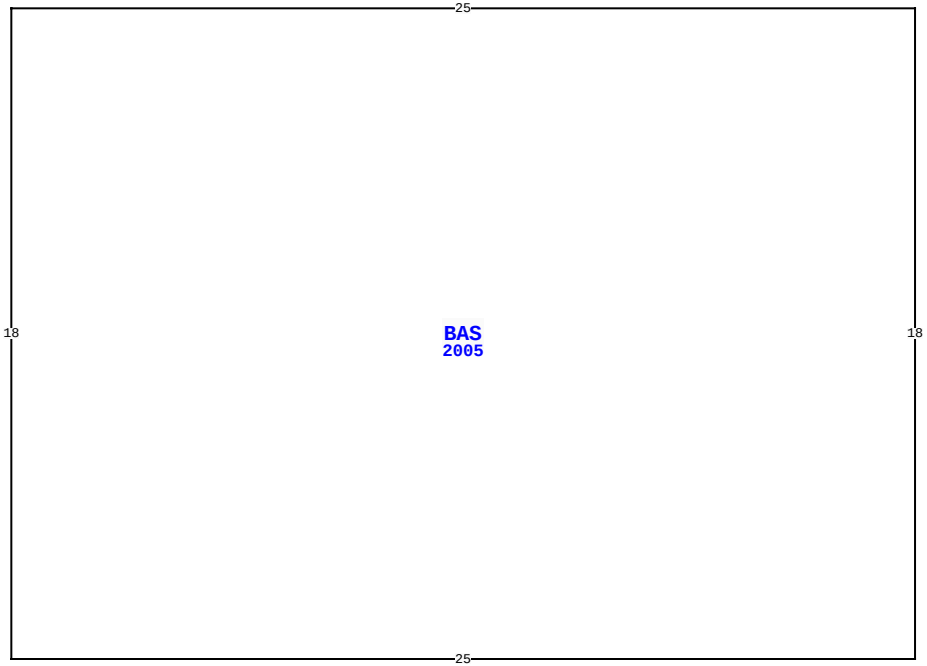
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 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
BAS	450	100	450	30,906
TOTALS	450		450	30,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1103	04	450	84.1050	75.06	33,777	2005	2005	0	0	0	8.50	91.50

2 CONCESSION – 0% - 0 Heated Area: 450 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE		
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190023	XFOB-SHADE STRUCT	8,060	03/28/2019
20181319	OTHER-SPRINKLER S	40,000	04/19/2018
20173866	H/AC	140,000	12/07/2017
20173062	NEW CONSTR	1,778,673	10/06/2017
20172764	REPAIR/RRF	84,720	09/06/2017
20172765	REPAIR/RRF	32,615	09/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 S18 E25 N18$.

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	0350	CARPORT WD	0	0	32	6	192.00	SF	13.00	13.00	100	1995	1995	3	20	499	
12	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	1995	1995	3	72	842	
13	0350	CARPORT WD	0	0	32	6	192.00	SF	13.00	13.00	100	1995	1995	3	20	499	
14	0810	CONCRETE A	0	0	30	6	180.00	SF	28.60	28.60	100	1996	1996	3	73	3,758	
15	0810	CONCRETE A	0	0	30	6	180.00	SF	28.60	28.60	100	1996	1996	3	73	3,758	
16	2520	FIELD LGHT	0	0	0	0	13.00	UT	99,000.00	99,000.00	100	2000	2000	3	20	257,400	
17	0940	SHEDS/PORT	0	0	8	16	128.00	SF	21.30	21.30	100	1995	1995	3	20	545	
18	0811	CONCRETE B	0	0	28	27	756.00	SF	5.20	5.20	100	2009	2009	3	91	3,577	
19	1123	CB 8"	0	0	27	10	270.00	SF	6.15	6.15	100	2009	2009	3	91	1,511	
20	0811	CONCRETE B	0	0	0	0	804.00	SF	5.20	5.20	100	2005	2005	3	87	3,637	

TOTAL OB/XF 276,026

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

REVIEW DATE 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		8 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

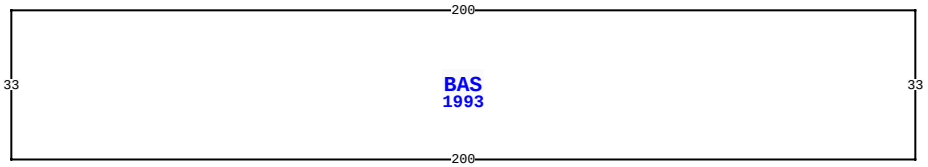
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100	6,600	134,874
TOTALS	6,600		6,600	134,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	6,600	78.5376	35.54	234,564	1988	1988	0	0	0	42.50	57.50

4 AIR HANGAR – 0% - 0 Heated Area: 6600 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE	
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172766	REPAIR/RRF	30,365	09/06/2017
20172657	CONSTRUCT FOUNDAT	84,000	08/24/2017
20172396	GRADING WORK	35,000	08/07/2017
E170382	INSTALL SPORTS LI	95,000	02/15/2017
20161791	SIGN	280	06/29/2016
20160283	REPLACE ANTENNAS	20,000	02/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W200 S33 E200 N33$.

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
21	0422	CL FNC 4'	0	0	0	0	63.00	LF	15.00	15.00	100	2000	2000	3	55	520	
22	0940	SHEDS/PORT	0	0	17	16	272.00	SF	26.40	26.40	100	1985	1985	3	20	1,436	
23	0811	CONCRETE B	0	0	21	32	672.00	SF	5.20	5.20	100	1990	1990	3	62	2,167	
24	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	100	1990	1990	3	62	645	
25	0811	CONCRETE B	0	0	21	32	672.00	SF	5.20	5.20	100	2000	2000	3	80	2,796	
26	0812	CONCRETE C	0	0	0	0	4,319.00	SF	4.00	4.00	100	2000	2000	3	80	13,821	
27	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	6,958	
28	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	55	275	
29	0422	CL FNC 4'	0	0	0	0	1,098.00	LF	15.00	15.00	100	2000	2000	3	55	9,059	
30	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2000	2000	3	55	495	

TOTAL OB/XF 38,172

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

REVIEW DATE 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

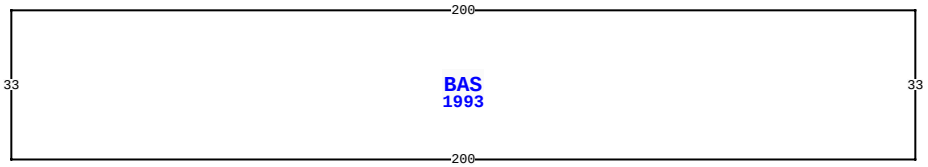
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100	6,600	131,942
TOTALS	6,600		6,600	131,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	6,600	78.5376	35.54	234,564	1987	1987	0	0	0	43.75	56.25

5 AIR HANGAR – 0% - 0 Heated Area: 6600 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE	
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 13 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142026	NEW CONSTR	50,000	09/16/2014
20132829	46X24 SHED	30,000	12/17/2013
20131990	PAVILLION	29,000	08/26/2013
20131687	FIRE SPRNK	16,500	07/14/2013
20131354	NEW CONSTR	50,000	06/14/2013
20131243	SPRINKLER	44,480	06/04/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W200 S33 E200 N33$.

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
31	0424	CL FNC 6'	0	0	0	0	1,382.00	LF	20.00	20.00	100	2000	2000	3	55	15,202	
32	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	55	330	
33	0430	CL FNC 6B	0	0	0	0	134.00	LF	9.70	9.70	100	2000	2000	3	55	715	
34	0423	CL FNC 5'	0	0	0	0	30.00	LF	6.85	6.85	100	2000	2000	3	55	113	
35	0422	CL FNC 4'	0	0	0	0	50.00	LF	15.00	15.00	100	2000	2000	3	55	413	
36	0424	CL FNC 6'	0	0	0	0	1,570.00	LF	20.00	20.00	100	2000	2000	3	55	17,270	
37	0425	CL FNC 8'	0	0	0	0	1,994.00	LF	10.65	10.65	100	2000	2000	3	55	11,680	
38	0426	CL FNC 12'	0	0	0	0	241.00	LF	15.60	15.60	100	2000	2000	3	55	2,068	
39	0424	CL FNC 6'	0	0	0	0	114.00	LF	20.00	20.00	100	2000	2000	3	55	1,254	
40	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1990	1990	3	29	261	

TOTAL OB/XF 49,306

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

REVIEW DATE 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

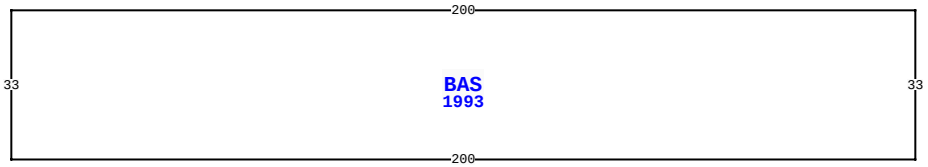
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100	6,600	134,874
TOTALS	6,600		6,600	134,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	6,600	78.5376	35.54	234,564	1988	1988	0	0	0	42.50	57.50

6 AIR HANGAR – 0% - 0 Heated Area: 6600 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE	
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122430	H/AC	5,000	12/03/2012
20122302	SITE CLEARING	600,000	11/13/2012
20111433	XFOB	18,185	08/22/2011
20111365	OTHER	4,500	08/15/2011
20111275	GAS PUMPS	550	08/02/2011
20111212	REMODEL	1,500	07/25/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W200 S33 E200 N33$.

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
41	0422	CL FNC 4'	0	0	0	0	57.00	LF	15.00	15.00	100	2005	2005	3	69	590	
42	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	
43	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2005	2005	3	69	621	
44	0430	CL FNC 6B	0	0	0	0	208.00	LF	9.70	9.70	100	2001	2001	3	58	1,170	
45	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2001	2001	3	58	348	
46	0424	CL FNC 6'	0	0	0	0	48.00	LF	20.00	20.00	100	2001	2001	3	58	557	
47	2520	FIELD LGHT	0	0	0	0	6.00	UT	22,500.00	22,500.00	100	2017	2017	3	82	110,700	
53	0803	ASPHALT C	0	0	0	0	38,080.00	SF	2.00	2.00	100	1987	1987	3	50	38,080	
54	0812	CONCRETE C	0	0	0	0	2,312.00	SF	4.00	4.00	100	1992	1992	3	66	6,104	
55	0803	ASPHALT C	0	0	0	0	25,701.00	SF	2.00	2.00	100	1997	1997	3	50	25,701	

TOTAL OB/XF 184,078

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

REVIEW DATE 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		8 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

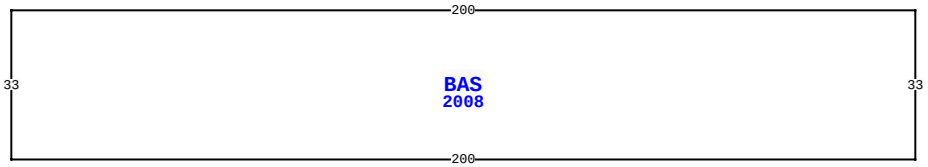
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100	6,600	161,672
TOTALS	6,600		6,600	161,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	6,600	80.2053	36.29	239,514	1996	1996	0	0	0	32.50	67.50

7 AIR HANGAR – 0% - 0 Heated Area: 6600 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE	
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111192	REMODEL	2,300	07/22/2011
20110522	REMODEL	105,000	04/11/2011
20102090	XFOB	7,225	12/07/2010
20101662	H/AC	2,800	09/23/2010
20100071	REPAIR/RRF	270,885	01/14/2010
20090727	ELEC OTHER	2,400	06/10/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W200S33E200N33$.

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
56	0803	ASPHALT C	0	0	0	0	16,010.00	SF	2.00	2.00	100	2008	2008	3	64	20,493	
57	0812	CONCRETE C	0	0	0	0	1,238.00	SF	4.00	4.00	100	1992	1992	3	66	3,268	
58	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1987	1987	3	26	117	
59	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1996	1996	3	42	189	
60	0351	CARPORT MT	0	0	30	18	540.00	SF	10.00	10.00	100	1996	1996	3	20	1,080	
61	0812	CONCRETE C	0	0	0	0	1,329.00	SF	4.00	4.00	100	1996	1996	3	73	3,881	
62	0351	CARPORT MT	0	0	30	18	540.00	SF	10.00	10.00	100	1996	1996	3	20	1,080	
63	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1997	1997	3	75	488	
64	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2003	2003	3	64	1,728	
65	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2008	2008	3	76	2,052	

TOTAL OB/XF 34,376

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

REVIEW DATE 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		8 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

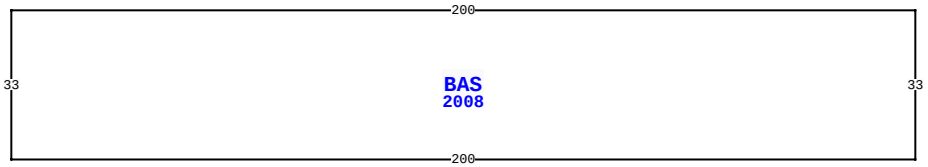
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100	6,600	161,672
TOTALS	6,600		6,600	161,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	6,600	80.2053	36.29	239,514	1996	1996	0	0	0	32.50	67.50

8 AIR HANGAR – 0% - 0 Heated Area: 6600 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE	
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090726	ADDITION	8,000	06/10/2009
20081258	OTHER	4,000	08/06/2008
20081055	ELEC OTHER	600	06/23/2008
20081038	NEW CONSTR	40,000	06/18/2008
20080892	SWIM POOL	12,000	05/23/2008
20080893	OTHER	1,000	05/23/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W200S33E200N33$.

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
66	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2008	2008	3	76	1,368	
67	0803	ASPHALT C	0	0	0	0	12,884.00	SF	2.00	2.00	100	2018	2018	3	84	21,645	
68	0402	CONC BUMPE	0	0	0	0	36.00	UT	25.00	25.00	100	2018	2018	3	99	891	
69	0803	ASPHALT C	0	0	0	0	1,081.00	SF	2.00	2.00	100	2018	2018	3	84	1,816	
71	0462	ST/AL FNC	0	0	0	0	300.00	SF	10.00	10.00	100	2018	2018	3	90	2,700	
72	0424	CL FNC 6'	0	0	0	0	95.00	LF	20.00	20.00	100	2018	2018	3	95	1,805	
73	0812	CONCRETE C	0	0	0	0	3,431.00	SF	4.00	4.00	100	2018	2018	3	98	13,450	
74	1126	CB/STC 8"	0	0	0	0	728.00	SF	8.00	8.00	100	2018	2018	3	98	5,708	
75	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2018	2018	3	100	200	
76	0464	FNC GT 10'	0	0	0	0	4.00	UT	700.00	700.00	100	2018	2018	3	95	2,660	

TOTAL OB/XF 52,243

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

REVIEW DATE 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

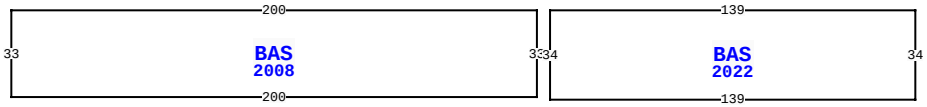
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		6 100
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
BAS	6,600	100	6,600	159,266
BAS	4,726	100	4,726	114,045
TOTALS	11,326		11,326	273,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	11,326	77.5596	35.10	397,543	1997	1997	0	0	0	31.25	68.75

9 AIR HANGAR – 0% - 0 Heated Area: 11326 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022 KK	LGL DATE	
XF DATE	05/31/2022 KK	LAND DATE	05/31/2022 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080729	XFOB	10,725	05/01/2008
20080489	ELEC OTHER	7,000	03/26/2008
20080469	ELEC OTHER	0	03/25/2008
20080216	XFOB	3,990	02/14/2008
20080106	ELEC OTHER	30,000	01/24/2008
20070557	OTHER	0	04/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W200S33E200N33$ PTR= E5 BAS=[YR=2022] S34 E139 N34 W139$ W5$.

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
77	0811	CONCRETE B	0	0	0	0	509.00	SF	5.20	5.20	100	2018	2018	3	98	2,594	
78	0810	CONCRETE A	0	0	0	0	385.00	SF	6.50	6.50	100	2018	2018	3	98	2,452	
79	0462	ST/AL FNC	0	0	0	0	834.00	SF	10.00	10.00	100	2018	2018	3	90	7,506	
80	0811	CONCRETE B	0	0	0	0	760.00	SF	5.20	5.20	100	2018	2018	3	98	3,873	
81	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2018	2018	3	86	344	
82	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	2018	2018	3	86	1,075	
83	0505	FLAGPOLE A	0	0	0	0	28.00	LF	50.00	50.00	100	2018	2018	3	86	1,204	
84	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2018	2018	3	86	1,290	
85	0410	ELEVATOR	0	0	0	0	1.00	UT	53,750.00	53,750.00	100	2018	2018	3	100	53,750	
86	0966	FIRE SPRNK	0	0	0	0	13,247.00	SF	3.00	3.00	100	2018	2018	3	98	38,946	

TOTAL OB/XF 113,034

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

REVIEW DATE 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

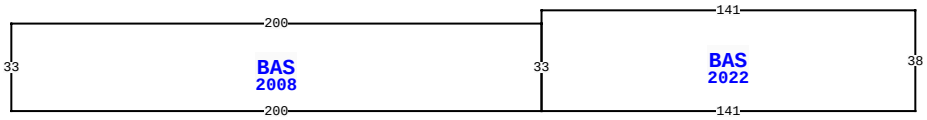
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		8 100
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
BAS	6,600	100	6,600	184,139
BAS	5,358	100	5,358	149,487
TOTALS	11,958		11,958	333,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	11,958	80.8696	36.59	437,543	2003	2003	0	0	0	23.75	76.25

10 AIR HANGAR – 0% - 0 Heated Area: 11958 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE	
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062659	CHNGE SRVC	2,500	12/04/2006
20062511	ADDITION	30,000	11/20/2006
20052927	ADDITION	0	10/28/2005
20052562	H/AC	0	08/30/2005
20052410	XFOB	0	08/09/2005
20052293	NEW CONSTR	1,000	07/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W141 S5 BAS=[YR=2008] W200 S33 E200 N33$ S33 E141 N38$.

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
87	0812	CONCRETE C	0	0	38	35	1,330.00	SF	4.00	4.00	100	2019	2019	3	99	5,267	
88	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	100	2019	2019	3	93	1,934	
89	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2021	2021	3	97	1,164	
90	0803	ASPHALT C	0	0	0	0	2,346.00	SF	2.00	2.00	100	2021	2021	3	90	4,223	

LAND DESCRIPTION

TOTAL OB/XF 12,588

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 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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		4 100
Frame	05	STEEL 100
Story Height		17 100
RMS		7 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

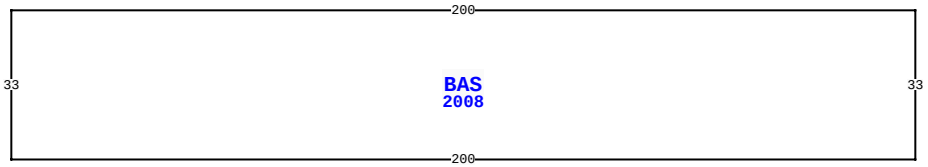
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100	6,600	221,720
TOTALS	6,600		6,600	221,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	6,600	89.9983	40.72	268,752	2008	2008	0	0	0	17.50	82.50

11 AIR HANGER – 0% - 0 Heated Area: 6600 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE	
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052239	NEW CONSTR	0	07/18/2005
20051952	ELEC OTHER	0	06/09/2005
20051555	REMODEL	30,000	04/12/2005
B9710452	NEW CONSTR	0	04/24/1997
B959377	NEW CONSTR	1,200	10/20/1995
B948545	REPAIR/RRF	14,000	09/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W200S33E200N33$.

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 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

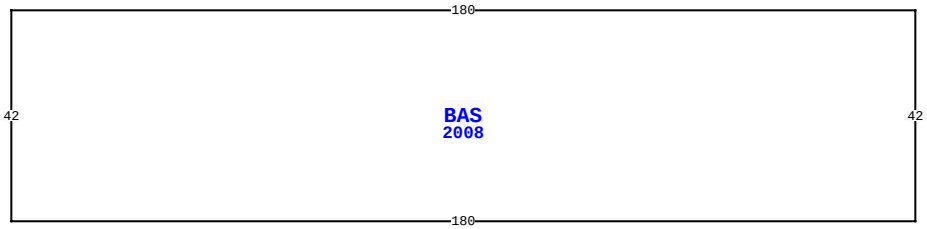
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,560	100	7,560	251,288
TOTALS	7,560		7,560	251,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	7,560	89.0352	40.29	304,592	2008	2008	0	0	0	17.50	82.50

12 AIR HANGAR – 0% - 0 Heated Area: 7560 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE	
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7558	NEW CONSTR	135,000	03/02/1993
6936	NEW CONSTR	17,695	03/09/1992
6240	NEW CONSTR	55,034	11/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W180S42E180N42$.

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 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS

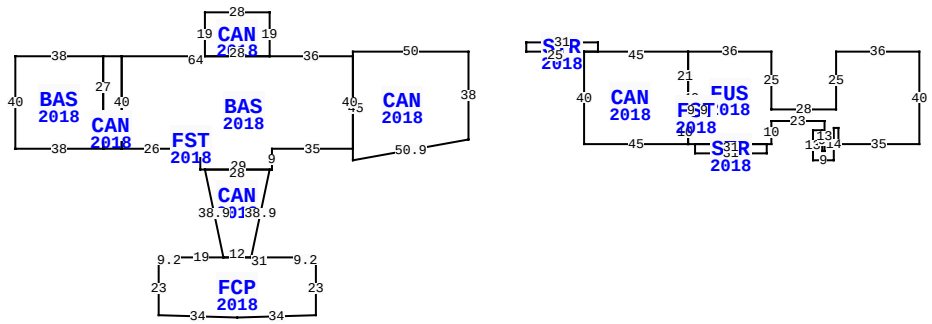
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	10	STEEL FRME 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		37 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		23 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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
BAS	1,508	100	1,508	356,882
BAS	4,223	100	4,223	999,413
CAN	332	30	100	23,666
CAN	532	30	160	37,866
CAN	760	30	228	53,958
CAN	1,863	30	559	132,293
CAN	2,125	30	638	150,989
FCP	1,716	30	515	121,880
FST	56	50	28	6,626
FST	63	50	32	7,574
TOTALS	16,566		11,155	2,639,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	11,155	138.1800	239.05	2,666,603	2018	2018	0	0	0	1.00	99.00

13 GOVT BLDG – 0% - 0 Heated Area: 8871 HX Base Yr



** This building has 13 Sub-Areas

700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE	
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 12 of 13 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

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

BUILDING DIMENSIONS

CAN=[YR=2018] W50 S2 BAS=[YR=2018] W36 CAN=[YR=2018] N19 W28 S19 E28$ W64 CAN=[YR=2018] W8 BAS=[YR=2018] W38 S40 E38 N7 W2 N6 E2 N27$ S27 W2 S6 E2 S7 E8 N40$ S40 E26 FST=[YR=2018] E8 N7 W8 S7$ N7 E8 S16 E2 CAN=[YR=2018] D38 R8 FCP=[YR=2018] W19 L9 D2 S23 R34 D1 R34 U1 N23 L9 U2 W31$ E12 U38 R8 W28$ E29 N9 E35 N40$ S45 R50 U9 N38$ PTR= E95 FUS=[YR=2018] E36 S25 E28 N25 E36 S40 W35 N7 W2 S14 W9 N13 E4 S9 E1 N13 W23 S10 W2 STR=[YR=2018] S4 W31 N4 E31$ W34 CAN=[YR=2018] W45 N40 STR=[YR=2018] W25 N4 E31 S4 W6$ E45 S21 FST=[YR=2018] S9 E7 N9 W7$ E7 S9 W7 S10$ N40$ W95$.

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 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1.2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2023

06-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		19 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

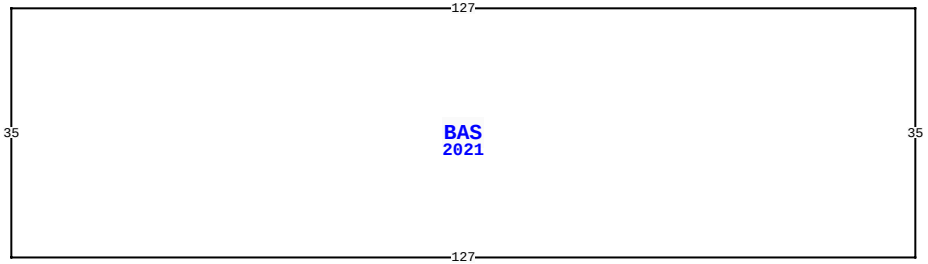
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,445	100	4,445	198,666
TOTALS	4,445		4,445	198,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	4,445	100.0326	45.26	201,181	2021	2021	0	0	0	1.25	98.75

14 AIR HANGAR – 0% - 0 Heated Area: 4445 HX Base Yr



700 AIRPORT RD, FERNANDINA BEACH

BLD DATE	05/31/2022	KK	LGL DATE	
XF DATE	05/31/2022	KK	LAND DATE	05/31/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 13 of 13 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,770,826
TOTAL MARKET OB/XF VALUE		774,999
TOTAL LAND VALUE - MARKET		38,546,250
TOTAL MARKET VALUE		44,092,075
SOH/AGL Deduction		28,374,901
ASSESSED VALUE		15,717,174
TOTAL EXEMPTION VALUE	04	15,717,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,092,075
NCON VALUE		310,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,436,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FERNANDINA						
1594/1380	11/25/2008	QC	U	I	03	174,000
GRANTOR: WILLIS LYNWOOD G ETAL						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W127 S35 E127 N35$.

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 11/21/2022 BY HS Total Acres: 513.95 Total Land Value: 38,546,250 Market: 0 Agricultural: 0 Common: 38,546,250 PRINTED 08/02/2023 BY SYS