PT N1/2 OF GOVT LOT 2 OF
SEC 6-2N-28E
PAR 1-9L

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

2023

06-2N-28-0000-0001-009L

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	11	BOWSTRTRUS 100
Roof Cover	01	MINIMUM 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		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

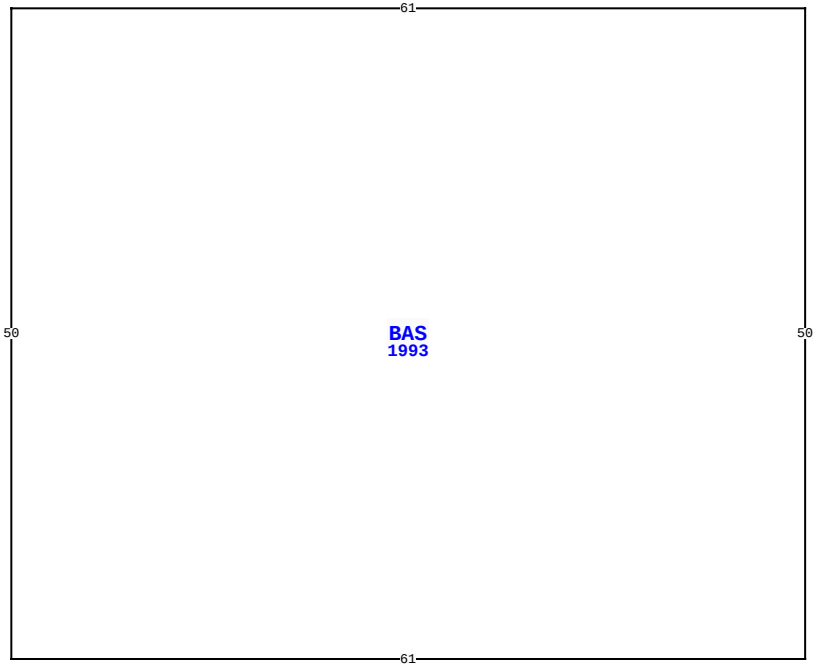
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,050	100	3,050	38,751
TOTALS	3,050		3,050	38,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	3,050	56.1600	25.41	77,500	1992	1992	0	0	0	50.00	50.00

1 AIR HANGAR – 0% - 0 Heated Area: 3050 HX Base Yr



622 AIRPORT RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		38,750
TOTAL MARKET OB/XF VALUE		3,685
TOTAL LAND VALUE - MARKET		13,510
TOTAL MARKET VALUE		55,945
SOH/AGL Deduction		12,868
ASSESSED VALUE		43,077
TOTAL EXEMPTION VALUE	04	43,077
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		55,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S50 E61 N50 $.

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	1,073.63	SF	5.20	5.20	100	1992	1992	3	66	3,685	

TOTAL OB/XF 3,685

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		ILW	0.00	0.00	4,157.00	SF		1.00	1.00	1.00	3.25	3.25	13,510							

REVIEW DATE 06/16/2017 BY KKRK Total Acres: 0.00 Total Land Value: 13,510 Market: 0 Agricultural: 0 Common: 13,510 PRINTED 08/02/2023 BY SYS