PT GOVT LOTS 1 & 2 OF
SEC 6-2N-28E BEING UNR 9.6 AC
LEASE PAR 1-L0

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

2023

06-2N-28-0000-0001-00L0

BUILDING CHARACTERISTICS

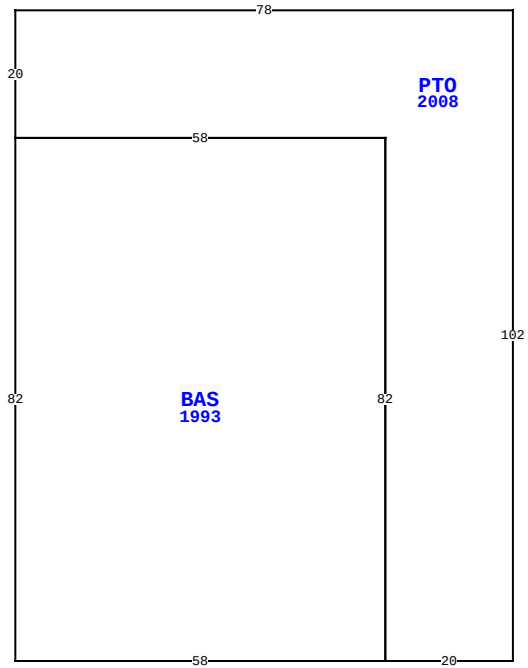
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		15 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 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	4,756	100	4,756	108,760
PTO	3,200	5	160	3,659
TOTALS	7,956		4,916	112,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	4,916	89.4040	40.46	198,901	1943	1985	0	0	0	43.48	56.52

2 AIR HANGAR – 0% - 0 Heated Area: 4756 HX Base Yr



650 AIRPORT RD, FERNANDINA BEACH

BLD DATE	08/05/2020	KK	LGL DATE	
XF DATE	08/05/2020	KK	LAND DATE	08/05/2020 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		126,314
TOTAL MARKET OB/XF VALUE		334,380
TOTAL LAND VALUE - MARKET		753,327
TOTAL MARKET VALUE		1,214,021
SOH/AGL Deduction		115,188
ASSESSED VALUE		1,098,833
TOTAL EXEMPTION VALUE	04	1,098,833
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,214,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		998,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190077	REMODEL	131,500	09/12/2019
20141921	SIGN	420	09/03/2014
20121816	H/AC	2,000	09/04/2012
20120383	NEW HANGAR DOOR	50,000	03/08/2012
20051786	ELEC OTHER	10,000	05/12/2005
20051354	XFOB	135,000	03/03/2005

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W78S20BAS=[YR=1993] S82E58
N82W58$E58S82E20N102$.

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	0812	CONCRETE C	0	0	0	0	22,914.00	SF	4.00	4.00	100	1980	1980	3	35	32,080	
2	0812	CONCRETE C	0	0	110	14	1,540.00	SF	4.00	4.00	100	1980	1980	3	35	2,156	
3	0803	ASPHALT C	0	0	0	0	274,444.00	SF	2.00	2.00	100	1980	1980	3	50	274,444	
4	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	1993	1993	3	20	200	
5	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1993	1993	3	36	2,732	
6	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	1993	1993	3	36	900	
8	0812	CONCRETE C	0	0	0	0	1,121.00	SF	4.00	4.00	100	1993	1993	3	68	3,049	
9	0351	CARPORT MT	0	0	30	31	930.00	SF	10.00	10.00	100	2014	2014	3	70	6,510	
10	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1993	1993	3	36	1,120	
11	0424	CL FNC 6'	0	0	0	0	585.00	LF	20.00	20.00	100	2000	2000	3	55	6,435	

TOTAL OB/XF 329,626

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			0.00	0.00	418,515.00	SF		1.00	1.00	1.00	1.80	1.80	753,327							

REVIEW DATE 08/05/2020 BY KK Total Acres: 0.00 Total Land Value: 753,327 Market: 0 Agricultural: 0 Common: 753,327 PRINTED 08/02/2023 BY SYS

PT GOVT LOTS 1 & 2 OF
SEC 6-2N-28E BEING UNR 9.6 AC
LEASE PAR 1-L0

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

2023

06-2N-28-0000-0001-00L0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

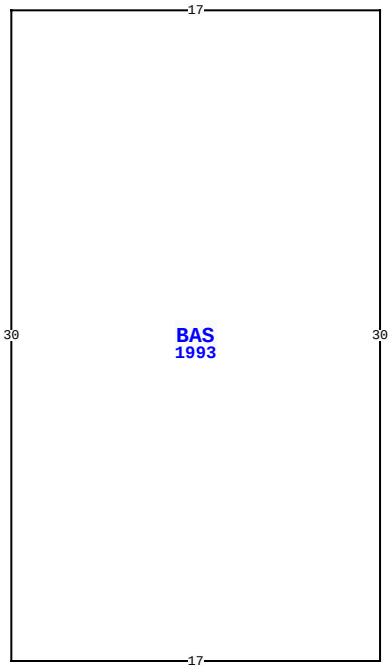
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	510	100	510	13,895
TOTALS	510		510	13,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	510	61.7400	54.49	27,790	1940	1970	0	0	0	50.00	50.00

3 SERV SHOP – 0% - 0 Heated Area: 510 HX Base Yr



650 AIRPORT RD, FERNANDINA BEACH

BLD DATE	08/05/2020	KK	LGL DATE	
XF DATE	08/05/2020	KK	LAND DATE	08/05/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

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TOTAL JUST VALUE		1,214,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		998,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051243	ADDITION	4,000	02/14/2005
7558	NEW CONSTR	135,000	03/02/1993

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S30 E17 N30$.

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
12	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	20	700	
13	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2020	2020	3	98	1,323	
14	0812	CONCRETE C	0	0	0	0	1,004.00	SF	4.00	4.00	100	1993	1993	3	68	2,731	

LAND DESCRIPTION

TOTAL OB/XF 4,754

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 08/05/2020 BY KK Total Acres: 0.00 Total Land Value: 753,327 Market: 0 Agricultural: 0 Common: 753,327 PRINTED 08/02/2023 BY SYS