PT N1/2 OF GOVT LOT 2 OF
SEC 6-2N-28E
{K/A PT OF BULK HANGAR B}

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

2023

06-2N-28-0000-0001-00L3

BUILDING CHARACTERISTICS

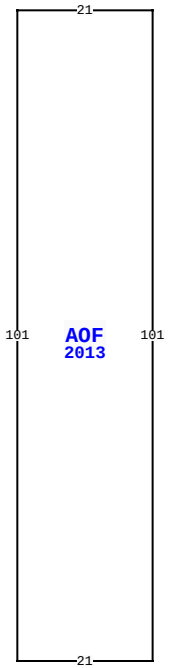
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		9 100
Frame	05	STEEL 100
Story Height		15 100
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
AOF	2,121	185	3,924	105,532
TOTALS	2,121		3,924	105,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	3,924	87.4016	39.55	155,194	1990	1990	0	0	0	32.00	68.00

1 AIR HANGAR – 0% - 0 Heated Area: 2121 HX Base Yr



602 AIRPORT RD, FERNANDINA BEACH

BLD DATE	04/25/2019	KKX	LGL DATE	
XF DATE			LAND DATE	04/25/2019 KKX
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		105,532
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,900
TOTAL MARKET VALUE		124,432
SOH/AGL Deduction		33,007
ASSESSED VALUE		91,425
TOTAL EXEMPTION VALUE	04	91,425
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		124,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,444

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

AOF=[YR=2013] W21S101E21N101$.

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		ILW	0.00	0.00	4,200.00	SF		1.00	1.00	1.00	4.50	4.50	18,900							

REVIEW DATE 04/25/2019 BY KKX Total Acres: 0.00 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 08/02/2023 BY SYS