PT N1/2 OF GOVT LOT 2 OF
SEC 6-2N-28E PAR 1-11L (EX PT
IN OR 1772/280)

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

2023

06-2N-28-0000-0001-011L

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 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
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

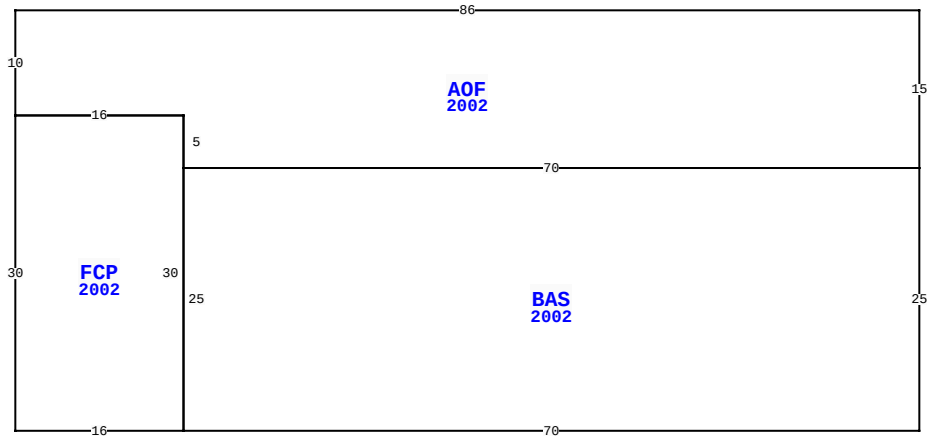
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,210	100	1,210	47,704
BAS	1,750	100	1,750	68,994
FCP	480	30	144	5,677
TOTALS	3,440		3,104	122,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	04	3,104	72.8000	41.50	128,816	2001	2001	0	0	0	5.00	95.00

1 LGHT MANUF – 0% - 0 Heated Area: 2960 HX Base Yr



3420 CITATION CT, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	03/07/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		122,375
TOTAL MARKET OB/XF VALUE		41,377
TOTAL LAND VALUE - MARKET		124,014
TOTAL MARKET VALUE		287,766
SOH/AGL Deduction		36,303
ASSESSED VALUE		251,463
TOTAL EXEMPTION VALUE	04	251,463
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		287,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,603

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=2002] W86 S10 FCP=[YR=2002] S30 E16 BAS=[YR=2002] E70 N25 W70 S25$ N30 W16$ E16 S5 E70 N15$.

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	7,936.00	SF	4.00	4.00	100	2001	2001	3	82	26,030	
2	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80	
3	0400	CONC CURB	0	0	0	0	256.00	LF	15.00	15.00	100	2001	2001	3	86	3,302	
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2001	2001	3	58	783	
5	1127	BRICK 8"	0	0	0	0	56.00	SF	11.00	11.00	100	2001	2001	3	95	585	
6	0819	CONC 12"	0	0	9	6	54.00	SF	9.50	9.50	100	2001	2001	3	82	421	
7	0811	CONCRETE B	0	0	0	0	626.00	SF	5.20	5.20	100	2001	2001	3	82	2,669	
8	0810	CONCRETE A	0	0	7	7	49.00	SF	6.50	6.50	100	2001	2001	3	82	261	
9	0819	CONC 12"	0	0	8	14	112.00	SF	9.50	9.50	100	2001	2001	3	82	872	
10	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2001	2001	3	82	384	

TOTAL OB/XF 35,387

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	008900	C	MUNICIPAL	0	0006	ILW	0.00	0.00	63,597.00	SF		1.00	1.00	1.00	1.95	1.95	124,014							

REVIEW DATE 03/07/2019 BY KK Total Acres: 0.00 Total Land Value: 124,014 Market: 0 Agricultural: 0 Common: 124,014 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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BLD DATE	03/07/2019	KK	LGL DATE
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TOTAL JUST VALUE		287,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,603

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

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	0430	CL FNC 6B	0	0	0	0	740.00	LF	9.70	9.70	100	2001	2001	3	58	4,163	
13	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2001	2001	3	58	406	
14	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2001	2001	3	58	435	
15	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	58	174	
16	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2001	2001	3	58	812	

LAND DESCRIPTION

TOTAL OB/XF 5,990

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 03/07/2019 BY KK Total Acres: 0.00 Total Land Value: 124,014 Market: 0 Agricultural: 0 Common: 124,014 PRINTED 08/02/2023 BY SYS