

PT N1/2 OF GOVT LOT 3 OF  
 SEC 6-2N-28E BEING UNR  
 17413.94 SF LEASE PAR 1-15L

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

**2023**

06-2N-28-0000-0001-015L

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS							NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
															VALUATION BY	STANDARD										
															Tax Group: 2	Tax Dist:										
															BUILDING MARKET VALUE	0										
															TOTAL MARKET OB/XF VALUE	39,183										
															TOTAL LAND VALUE - MARKET	52,242										
															TOTAL MARKET VALUE	91,425										
															SOH/AGL Deduction	7,110										
															ASSESSED VALUE	84,315										
															TOTAL EXEMPTION VALUE	04										
															BASE TAXABLE VALUE	0										
															TOTAL JUST VALUE	91,425										
															NCON VALUE	0										
															INCOME VALUE											
															PREVIOUS YEAR MKT VALUE	76,650										
															PERMIT NUM											
															DESCRIPTION											
															AMT											
															ISSUED											
															SALES DATA											
															OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE					
															U	I	I	CD								
															BUILDING NOTES											
															BUILDING DIMENSIONS											
															TOTAL OB/XF											
															39,183											
															LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	17,414.00	SF		1.00	1.00	1.00	3.00	3.00	52,242									