PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN UNR LEASE &
BEING CITY OF FNDA BCH RES #

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

2023

06-2N-28-0000-0001-016L

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

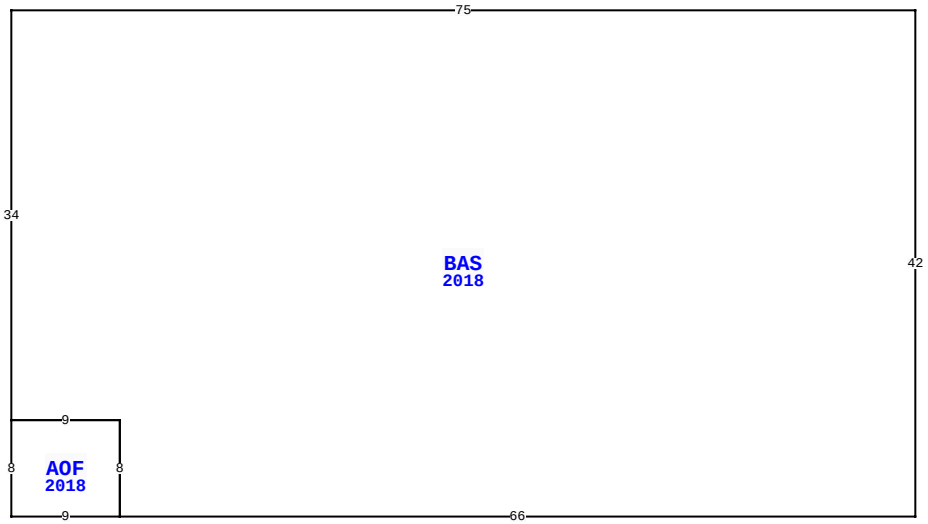
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	72	185	133	5,178
BAS	3,078	100	3,078	119,833
TOTALS	3,150		3,211	125,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	3,211	95.2952	45.27	145,362	2018	2018	0	0	0	14.00	86.00

1 PREFAB MTL – 0% - 0 Heated Area: 3150 HX Base Yr



AIRPORT RD, FERNANDINA BEACH

BLD DATE	10/23/2018	KK	LGL DATE
XF DATE			LAND DATE
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		125,011
TOTAL MARKET OB/XF VALUE		17,919
TOTAL LAND VALUE - MARKET		39,202
TOTAL MARKET VALUE		182,132
SOH/AGL Deduction		54,442
ASSESSED VALUE		127,690
TOTAL EXEMPTION VALUE	04	127,690
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		182,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180575	NEW CONSTR	144,648	02/16/2018

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W75 S34 AOF=[YR=2018] S8 E9 N8 W9$ E9 S8 E66 N42$.

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	2,928.00	SF	4.00	4.00	100	2018	2018	3	98	11,478	
2	0811	CONCRETE B	0	0	0	0	1,129.00	SF	5.20	5.20	100	2018	2018	3	98	5,753	
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2018	2018	3	86	688	

LAND DESCRIPTION

TOTAL OB/XF 17,919

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			0.00	0.00	15,681.00	SF		1.00	1.00	1.00	2.50	2.50	39,202							

REVIEW DATE 10/23/2018 BY KK Total Acres: 0.00 Total Land Value: 39,202 Market: 0 Agricultural: 0 Common: 39,202 PRINTED 08/02/2023 BY SYS