PT N1/2 OF GOVT LOT 2 OF
SEC 6-2N-28E BEING UNR
LEASE PAR 1-L020

CITY OF FERNANDINA BEACH
C/O FINANCE DEPARTMENT, 204 ASH ST
FERNANDINA BEACH, FL 32034

2023

06-2N-28-0000-0001-L020

NASSAU COUNTY PROPERTY

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

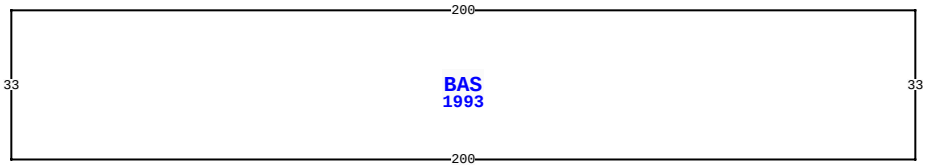
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100	6,600	131,942
TOTALS	6,600		6,600	131,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	6,600	78.5376	35.54	234,564	1987	1987	0	0	0	43.75	56.25

1 AIR HANGER – 0% - 0 Heated Area: 6600 HX Base Yr



AIRPORT RD, FERNANDINA BEACH

BLD DATE	07/12/2017	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,942
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		196,942
SOH/AGL Deduction		31,293
ASSESSED VALUE		165,649
TOTAL EXEMPTION VALUE	04	165,649
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		196,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2009	QC	U	I	03	100

GRANTOR: WILLIS LYNWOOD G ETAL

GRANTEE: CITY OF FERNANDINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W200 S33 E200 N33$.

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	002000	C	AIRPORT	0			0.00	0.00	20,000.00	SF		1.00	1.00	1.00	3.25	3.25	65,000							

REVIEW DATE 07/10/2017 BY ML Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS