PT N1/2 OF GOVT LOT 2 OF
SEC 6-2N-28E BEING UNR
LEASE PAR 1-L090

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

**2023**

**06-2N-28-0000-0001-L090**

## 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 | | 18 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

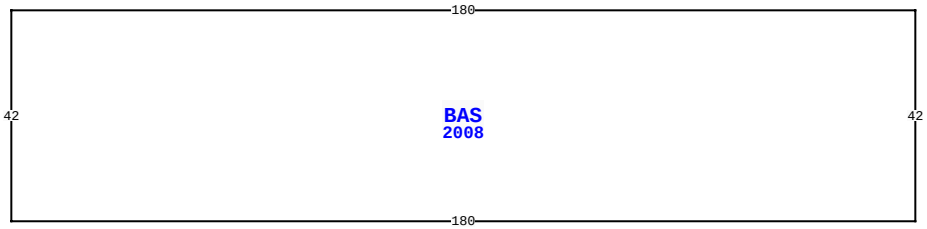
| | | | |
|---|---|---|---|
| DOR CODE | 8900 | MUNICIPAL | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 7,560 | 100 | 7,560 | 246,861 |
| TOTALS | 7,560 | | 7,560 | 246,861 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2803 | 06 | 7,560 | 87.4800 | 39.58 | 299,225 | 2008 | 2008 | 0 | 0 | 0 | 17.50 | 82.50 |

1 AIR HANGER – 0% - 0 Heated Area: 7560 HX Base Yr




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

AIRPORT RD, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 246,861 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 48,750 |
| TOTAL MARKET VALUE | | 295,611 |
| SOH/AGL Deduction | | 76,100 |
| ASSESSED VALUE | | 219,511 |
| TOTAL EXEMPTION VALUE | 04 | 219,511 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 295,611 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 223,220 |

| 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=2008] W180 S42 E180 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 | 15,000.00 | SF | | 1.00 | 1.00 | 1.00 | 3.25 | 3.25 | 48,750 | | | | | | | |

REVIEW DATE 07/10/2017 BY ML Total Acres: 0.00 Total Land Value: 48,750 Market: 0 Agricultural: 0 Common: 48,750 PRINTED 08/02/2023 BY SYS