

PT OF SEC 42
PT OF OR 393/275 & OR 423/72
PT OF OR 459/630

TIITE/PARKS & REC/
C/O DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

42-1N-28-0000-0001-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
Exterior Wall	05	AVERAGE 100	8600	04	332	67.0950	16.10	5,345	2005	2005	0	0	0	42.00	58.00	VALUATION BY					STANDARD								
Roof Structur	04	WOOD TRUSS 100	1 BARNS - 0% - 0													Heated Area: 332					HX Base Yr								
Roof Cover	12	MODULAR MT 100	BAS 2005															Tax Group: 8					Tax Dist:						
Interior Wall	01	MINIMUM 100																BUILDING MARKET VALUE					4,658						
Interior Floo	03	CONC FINSH 100																TOTAL MARKET OB/XF VALUE					256,346						
Ceiling	02	F.NOT SUS 100																TOTAL LAND VALUE - MARKET					11,505,150						
Air Condition	02	WINDOW 100																TOTAL MARKET VALUE					11,766,154						
Heating Type	03	FORCED AIR 100																SOH/AGL Deduction					9,838,680						
Fixtures	2	100																ASSESSED VALUE					1,927,474						
Frame	02	WOOD FRAME 100																TOTAL EXEMPTION VALUE					07 1,927,474						
Story Height	8	100																BASE TAXABLE VALUE					0						
RMS	2	100																TOTAL JUST VALUE					11,766,154						
Stories	1.	1. 100	NCON VALUE					0																					
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					3,555,817																					
Quality			03	Quality Level 03																									
DOR CODE			8700			STATE																							
MAP NUM						MKT AREA			10																				
NEIGHBORHOOD/LOC			10006.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	332	100	332	3,100																									
TOTALS			332	332	3,100																								
EXTRA FEATURES										9500 FIRST COAST, FERNANDINA BEACH																			
L N	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	96,143.00	SF	4.00	4.00	100	1990	1990	3	62	238,435													
2	0811	CONCRETE B	0	0	96	10	960.00	SF	5.20	5.20	100	1990	1990	3	62	3,095													
3	0402	CONC BUMPE	0	0	0	0	50.00	UT	25.00	25.00	100	1990	1990	3	70	875													
4	0940	SHEDS/PORT	0	0	17	12	204.00	SF	30.00	30.00	100	1990	1990	3	20	1,224													
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1990	1990	3	100	400													
6	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1990	1990	3	62	113													
7	0681	POLE SHED	0	0	18	13	234.00	SF	15.00	15.00	100	2000	2000	3	29	1,018													
8	0681	POLE SHED	0	0	20	13	260.00	SF	15.00	15.00	100	2000	2000	3	29	1,131													
9	0810	CONCRETE A	0	0	17	17	289.00	SF	6.50	6.50	100	2000	2000	3	80	1,503													
10	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2000	2000	3	85	21													
LAND DESCRIPTION										TOTAL OB/XF										247,815									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	008700	C	STATE	0		RG-2	0.00	0.00	23.01	AC		1.00	1.00	1.00	500,000.00	500,000.00	11,505,000												
2	008700	C	STATE	0		RG-2	0.00	0.00	6.00	AC		1.00	1.00	1.00	25.00	25.00	150												
REVIEW DATE 07/21/2020 BY KK Total Acres: 29.01 Total Land Value: 11,505,150 Market: 0 Agricultural: 0 Common: 11,505,150 PRINTED 08/02/2023 BY SYS																													

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