LOTS 135 & FRAC LOT 141
(LESS ROW)
OUT LOTS S/D OF SEC 11-3N-29E

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

2024

00-00-31-1600-0135-0000

BUILDING CHARACTERISTICS

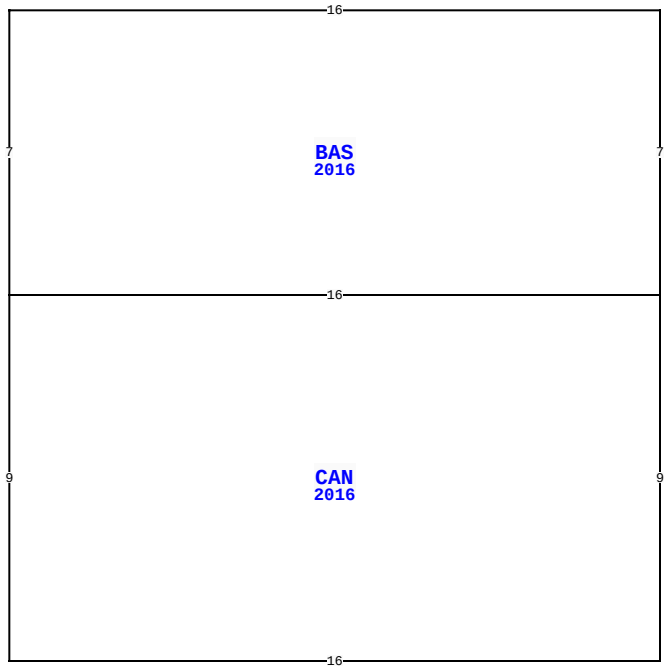
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 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	112	100	112	12,751
CAN	144	30	43	4,895
TOTALS	256		155	17,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	155	73.2375	123.59	19,156	2016	2016	0	0	0	7.88	92.12

1 RSTRM BLDG – 0% - 0 Heated Area: 112 HX Base Yr



2201 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	10/23/2018	KK	LGL DATE	
XF DATE	10/23/2018	KK	LAND DATE	10/23/2018 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		17,647
TOTAL MARKET OB/XF VALUE		153,683
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		621,330
SOH/AGL Deduction		0
ASSESSED VALUE		621,330
TOTAL EXEMPTION VALUE	04	621,330
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		621,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181160	XFOB-DOME STRUCTU	80,000	04/05/2018
20181084	XFOB	14,792	04/02/2018
20162792	XFOB-KAYAK LAUNCH	170,000	10/13/2016
20161837	INSTALL PLUMBING	8,900	07/05/2016
20161160	INSTALL ELECTRICA	1,000	04/26/2016
20161070	STAND SEAM FOR BL	4,500	04/18/2016

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 S7 CAN=[YR=2016] S9 E16 N9 W16$ E16 N7$.

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	0300	BOAT DCK W	0	0	0	0	1,084.00	SF	40.00	40.00	100	2016	2016	3	81	35,122	
2	0303	FLT DOCK W	0	0	0	0	352.00	SF	26.00	26.00	100	2016	2016	3	81	7,413	
3	0310	AL GANG WY	0	0	0	0	40.00	LF	115.00	115.00	100	2016	2016	3	74	3,404	
4	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2016	2016	3	74	2,960	
5	0812	CONCRETE C	0	0	0	0	1,938.00	SF	4.00	4.00	100	2016	2016	3	96	7,442	
6	0810	CONCRETE A	0	0	0	0	378.00	SF	6.50	6.50	100	2016	2016	3	96	2,359	
7	0350	CARPORT WD	0	0	40	20	800.00	SF	26.00	26.00	100	2016	2016	3	74	15,392	
8	0350	CARPORT WD	0	0	20	20	400.00	SF	26.00	26.00	100	2016	2016	3	74	7,696	
9	0427	CL FNC 10'	0	0	0	0	40.00	LF	13.51	13.51	100	1990	1990	3	27	146	
10	0825	BRICK	0	0	0	0	371.00	SF	12.50	12.50	100	2017	2017	3	99	4,591	

TOTAL OB/XF 86,525

LAND DESCRIPTION

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		REC	0.00	0.00	3.00	AC		1.00	1.00	1.00	150,000.00	150,000.00	450,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 3.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS

LOTS 135 & FRAC LOT 141
(LESS ROW)
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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161049	BLD OUT 1440 S.F.	64,267	04/14/2016

SALES DATA

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

BLD DATE	10/23/2018	KK	LGL DATE	
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0811	CONCRETE B	0	0	0	0	692.00	SF	5.20	5.20	100	2017	2017	3	97	3,490	
12	0450	PREFAB FNC	0	0	0	0	54.00	LF	8.00	8.00	100	2017	2017	3	78	337	
13	0972	ST LGHT UN	0	0	0	0	13.00	UT	1,265.00	1,265.00	100	2017	2017	3	92	15,129	
14	0812	CONCRETE C	0	0	0	0	10,059.00	SF	4.00	4.00	100	2017	2017	3	97	39,029	
15	0855	CONC PAVER	0	0	8	8	64.00	SF	10.00	10.00	100	2017	2017	3	97	621	
16	1076	TRELLIS A	0	0	8	8	64.00	SF	7.50	7.50	100	2017	2017	3	84	403	
17	0855	CONC PAVER	0	0	8	8	64.00	SF	10.00	10.00	100	2017	2017	3	97	621	
18	1076	TRELLIS A	0	0	8	8	64.00	SF	7.50	7.50	100	2017	2017	3	84	403	
19	0097	AWNING CN	0	0	0	0	40.00	SF	65.00	65.00	100	2018	2018	3	87	2,262	
20	0097	AWNING CN	0	0	0	0	26.00	SF	65.00	65.00	100	2018	2018	3	87	1,470	

TOTAL OB/XF 63,765

LAND DESCRIPTION

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21	0097	AWNING CN	0	0	0	0	26.00	SF	65.00	65.00	100	2018	2018	3	87	1,470	
22	0097	AWNING CN	0	0	0	0	34.00	SF	65.00	65.00	100	2018	2018	3	87	1,923	

TOTAL OB/XF 3,393

LAND DESCRIPTION

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