

WATER LOTS 9,10,11,12,13,14 &  
PT OF WATER LOT 8 &  
ABND N FRONT ST

OCEAN HIGHWAY & PORT AUTHORITY OF NASSAU COUNTY  
516 S 10TH ST, STE 103  
FERNANDINA BEACH, FL 32034

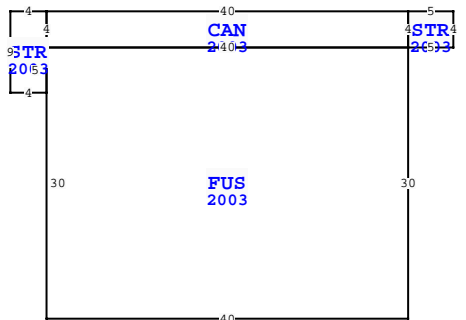
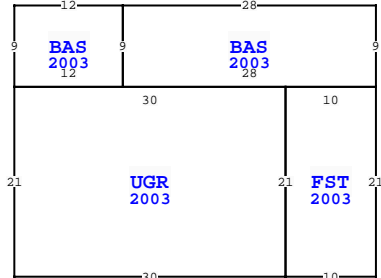
2024

00-00-31-1760-0008-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	01 ASPH TILE 100
Ceiling	05 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	05 STEEL 100
Story Height	10 100
RMS	4 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE 1&2 - 0%	- 0										Heated Area: 1560 HX Base Yr	



Quality	02 Quality Level 02			
DOR CODE	8900 MUNICIPAL			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100	108	11,179
BAS	252	100	252	26,084
CAN	160	30	48	4,968
FST	210	50	105	10,869
FUS	1,200	100	1,200	124,211
STR	20	10	2	207
STR	36	10	4	414
UGR	630	40	252	26,084
<b>TOTALS</b>	<b>2,616</b>		<b>1,971</b>	<b>204,016</b>

N FRONT ST, FERNANDINA BEACH

BLD DATE	09/14/2021	KK	LGL DATE	
XF DATE			LAND DATE	05/09/2024
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	204,016		
TOTAL MARKET OB/XF VALUE	12,221,616		
TOTAL LAND VALUE - MARKET	5,400,126		
TOTAL MARKET VALUE	17,825,758		
SOH/AGL Deduction	0		
ASSESSED VALUE	17,825,758		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	17,825,758		
TOTAL JUST VALUE	17,825,758		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	17,159,895		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6492	NEW CONSTR	1,600,000	04/19/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0586/0611	12/19/1989	WD	U	I	09	948,800
GRANTOR: VAN OMMEREN PORT						
GRANTEE: OCEAN HWY & PORT						
0586/0614	12/14/1989	WD	U	V	09	1,496,200
GRANTOR: FERNANDINA PORT DEVEL						
GRANTEE: OCEAN HIGHWAY & POR						

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	0950	SHIP DOCK	0	0	0	0	82,328.00	SF	125.00	125.00	100	1987	1987	3	88	9,056,080	
2	0950	SHIP DOCK	0	0	0	0	25,604.00	SF	125.00	125.00	100	1991	1991	3	88	2,816,440	
3	0812	CONCRETE C	0	0	0	0	26,611.00	SF	4.00	4.00	100	1991	1991	3	62	65,995	
4	0803	ASPHALT C	0	0	0	0	30,009.00	SF	2.00	2.00	100	1991	1991	3	50	30,009	
5	0400	CONC CURB	0	0	0	0	378.00	LF	15.00	15.00	100	1991	1991	3	70	3,969	
6	0819	CONC 12"	0	0	106	60	6,360.00	SF	9.50	9.50	100	1987	1987	3	52	31,418	
7	0819	CONC 12"	0	0	90	60	5,400.00	SF	9.50	9.50	100	1987	1987	3	52	26,676	
8	0819	CONC 12"	0	0	72	60	4,320.00	SF	9.50	9.50	100	1987	1987	3	52	21,341	
9	0350	CARPORT WD	0	0	150	60	9,000.00	SF	39.00	39.00	100	2003	2003	3	21	73,710	
10	0350	CARPORT WD	0	0	120	60	7,200.00	SF	39.00	39.00	100	2003	2003	3	21	58,968	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W28 BAS=[YR=2003] W12 S9 UGR=[YR=2003] S21 E30 FST=[YR=2003] E10 N21 W10 S21\$ N21 W30\$ E12 N9\$ S9 E28 N9\$ PTR= E15 PUS=[YR=2003] E40 S30 W40 N30\$ STR=[YR=2003] S5 W4 N9 E4 S4\$ CAN=[YR=2003] N4 E40 STR=[YR=2003] E5 S4 W5 N4\$ S4 W40\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF														12,184,606								
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	008600	C	COUNTY	0	0006	IW	0.00	0.00	108,000.00	SF		1.00	1.00	1.00	50.00	50.00	5,400,000							
2	009500	C	SUBMERGED	0	0006	IW	0.00	0.00	5.02	AC		1.00	1.00	1.00	25.00	25.00	126							

