PT OF LOTS 28 & 29 "25-3L"
UNR LEASE DATED 5-6-2008
{ATL SEAFOOD-LESSEE}

CITY OF FERNANDINA BEACH/
C/O ATLANTIC SEAFOOD, 204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1760-0025-003L

BUILDING CHARACTERISTICS

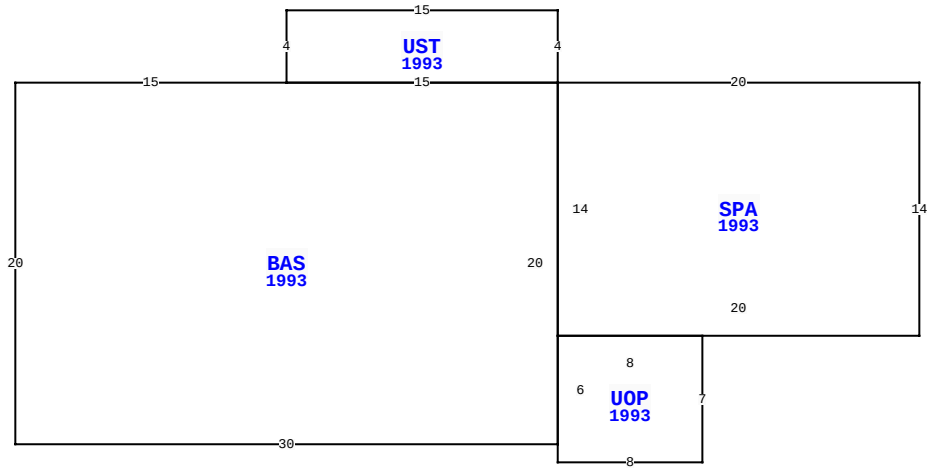
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9000	LEASEHOLD INTEREST
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	41,208
SPA	280	85	238	16,346
UOP	56	20	11	756
UST	60	40	24	1,649
TOTALS	996		873	59,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	873	96.3900	137.36	119,915	1963	1963	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 838 HX Base Yr



10 ASH ST, FERNANDINA BEACH

BLD DATE	06/01/2020	KK	LGL DATE	
XF DATE	05/26/2020	KK	LAND DATE	06/01/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	59,958
TOTAL MARKET OB/XF VALUE	2,088
TOTAL LAND VALUE - MARKET	46,060
TOTAL MARKET VALUE	108,106
SOH/AGL Deduction	0
ASSESSED VALUE	108,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,106
TOTAL JUST VALUE	108,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

SPA=[YR=1993] W20 UST=[YR=1993] N4 W15 S4 BAS=[YR=1993] W15 S20 E30 UOP=[YR=1993] S1 E8 N7 W8 S6 $ N20 W15 $ E15 $ S14 E20 N14 $.

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	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1980	1980	3	20	180	
2	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	1993	1993	3	20	1,200	
3	0446	BOX FNC 6'	0	0	0	0	99.00	LF	20.00	20.00	100	2000	2000	3	20	396	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	52	312	

LAND DESCRIPTION

TOTAL OB/XF 2,088

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	009000	C	LEASE INT	0		IW	0.00	0.00	1,316.00	SF		1.00	1.00	1.00	35.00	35.00	46,060							

REVIEW DATE 06/01/2020 BY KK Total Acres: 0.00 Total Land Value: 46,060 Market: 0 Agricultural: 0 Common: 46,060 PRINTED 08/06/2024 BY SYS