PT OF SUBMERGED LANDS OF GOVT
LOT 2 SEC 17-3N-28E "25-5L"
UNR LEASE DATED 1-15-2010

CITY OF FERNANDINA BEACH
3 SOUTH FRONT ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1760-0025-005L

BUILDING CHARACTERISTICS

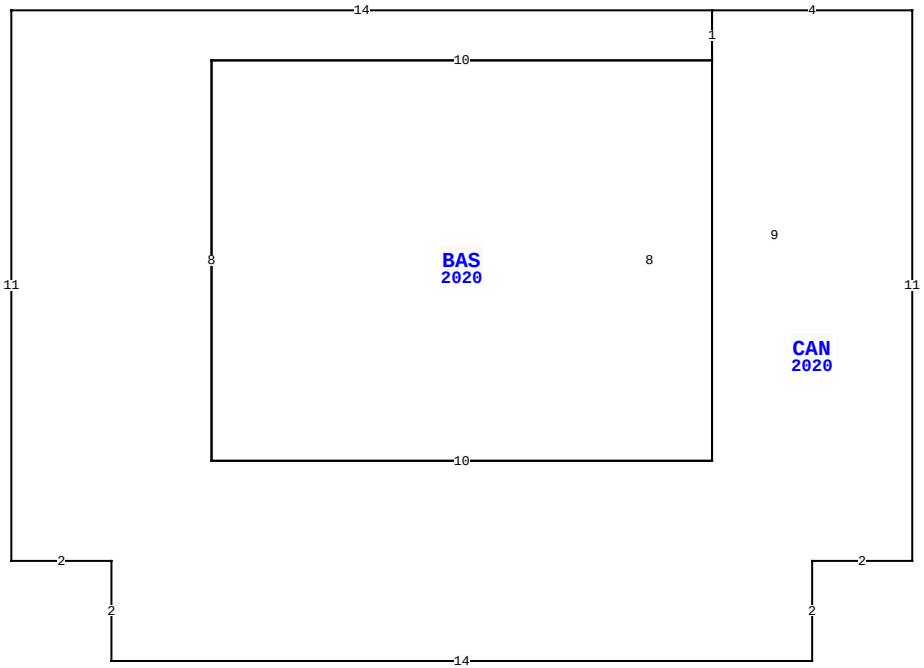
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story 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	80	100	80	7,427
CAN	146	30	44	4,085
TOTALS	226		124	11,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	124	66.1500	93.77	11,627	2020	2020	0	0	0	1.00	99.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 80 HX Base Yr



BLD DATE	03/01/2021 KK	LGL DATE	03/01/2021 KK
XF DATE		LAND DATE	
INC DATE		AG DATE	

9 S FRONT ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	11,511
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	11,611
SOH/AGL Deduction	4,010
ASSESSED VALUE	7,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,601
TOTAL JUST VALUE	11,611
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200072	XFOB	10,886	07/21/2020
20190065	XFOB	402,000	10/13/2019

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W10 S8 E10 N8$ CAN=[YR=2020] N1 W14 S11 E2 S2 E14 N2 E2 N11 W4 S9 W10 N8 E10$.

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	009000	C	LEASE INT	0		IW	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 03/01/2021 BY KK Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS