



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

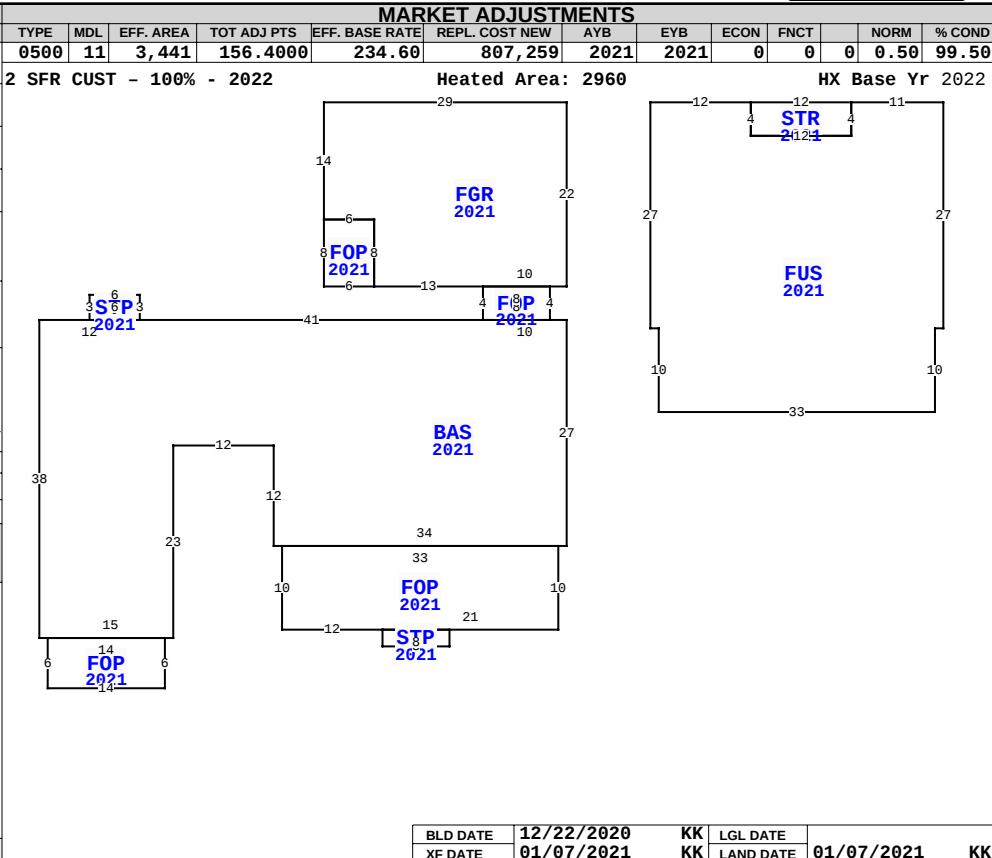
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,733	100	1,733	404,529
FGR	590	55	324	75,630
FOP	32	30	10	2,334
FOP	48	30	14	3,268
FOP	84	30	25	5,836
FOP	330	30	99	23,109
FUS	1,227	100	1,227	286,415
STP	16	10	2	467
STP	18	10	2	467
STR	48	10	5	1,167
TOTALS	4,126		3,441	803,223

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0	990.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	124.00	SF	10.00
3	0462	ST/AL FNC	0	100	0	0	616.00	SF	10.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0500	FP-PRE FAB	2	100	0	0	1.00	UT	3,500.00
6	0855	CONC PAVER	2	100	0	0	300.00	SF	10.00
7	0462	ST/AL FNC	2	100	0	0	440.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	C-3	0.00	0.00	12,500.00



511 ASH ST, FERNANDINA BEACH									
BLD DATE	12/22/2020	KK	LGL DATE						
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021	KK				
INC DATE			AG DATE						
TOTAL OB/XF									
31,246									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		846,399	
TOTAL MARKET OB/XF VALUE		31,246	
TOTAL LAND VALUE - MARKET		625,000	
TOTAL MARKET VALUE		1,502,645	
SOH/AGL Deduction		602,219	
ASSESSED VALUE		900,426	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		850,426	
TOTAL JUST VALUE		1,502,645	
NCON VALUE		54,076	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,394,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222297	ACCESSORY CO		06/22/2023
20222297	NEW CONSTR	0	07/12/2022
20200924	CO ISSUED	0	11/22/2021
20200924	NEW CONSTR	0	02/09/2021
20200014	DEMOLITION	22,500	11/23/2020
20122047	H/AC	5,000	10/03/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2363/1479	5/27/2020	SW	Q	I	05
GRANTOR: COASTAL NEWSPAPERS LL					
GRANTEE: KEMP C TODD LIV TRU					
0949/0300	9/14/2000	WD	U	I	09
GRANTOR: NEW YORK TIMES SALES					
GRANTEE: COASTAL NEWSPAPERS					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2021] W29 S14 FOP=[YR=2021] S8 E6 N8 W6\$ E6 S8 E13 FOP=[YR=2021] S4 BAS=[YR=2021] W41 STP=[YR=2021] N3 W6 S3 E6\$ W12 S38 E1 FOP=[YR=2021] S6 E14 N6 W14\$ E15 N23 E12 S12 E1 FOP=[YR=2021] S10 E12 STP=[YR=2021] S2 E8 N2 W8\$ E21 N10 W33\$ E34 N27 W10\$ E8 N4 W8\$ E10 N22\$ PTR= E10 FUS=[YR=2021] E12 STR=[YR=2021] E12 S4 W12 N4\$ S4 E12 N4 E11 S27 W1 S10 W33N10 W1 N27 \$ W10\$.					



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	1	100		
Bathrooms	1	100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	603	100	603	42,680
PTO	48	5	2	142
PTO	91	5	5	354
TOTALS	742		610	43,176

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	610	141.5700	70.78	43,176	2023	2023	0	0	0.00	100.00
3 ACCESSORY U - 100% - 2024											
Heated Area: 603											
HX Base Yr 2022											
BAS 2023											
PTO 2023											
511 ASH ST, FERNANDINA BEACH											
BLD DATE	12/22/2020	KK	LGL DATE								
XF DATE	01/07/2021	KK	LAND DATE								
INC DATE			AG DATE								
01/07/2021 KK											

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 2 of 2									
2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					846,399				
TOTAL MARKET OB/XF VALUE					31,246				
TOTAL LAND VALUE - MARKET					625,000				
TOTAL MARKET VALUE					1,502,645				
SOH/AGL Deduction					602,219				
ASSESSED VALUE					900,426				
TOTAL EXEMPTION VALUE					HX HB				
BASE TAXABLE VALUE					50,000				
TOTAL JUST VALUE					850,426				
NCON VALUE					1,502,645				
INCOME VALUE					54,076				
PREVIOUS YEAR MKT VALUE					1,394,163				