BLOCK 169 LOTS 1 2 31 & 32
PT OR 2243/1295
CITY OF FDNA BEACH

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

2024

00-00-31-1800-0169-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

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

INDIGO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		10,431
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		230,431
SOH/AGL Deduction		146,650
ASSESSED VALUE		83,781
TOTAL EXEMPTION VALUE	04	83,781
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		230,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1295	11/01/2018	MS	U	I	11	100
GRANTOR: RAYONIER PERFORMANCE						
GRANTEE: CITY OF FERNANDINA						
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						

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
1	0425	CL FNC 8'	0	0	0	0	325.00	LF	10.65	10.65	100	1990	1990	3	27	935	
2	0812	CONCRETE C	0	0	75	50	3,750.00	SF	4.00	4.00	100	1990	1990	3	59.5	8,925	
3	0812	CONCRETE C	0	0	20	6	120.00	SF	4.00	4.00	100	1990	1990	3	59.5	571	

LAND DESCRIPTION

TOTAL OB/XF 10,431

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	200.00	50.00	200.00	FF		1.00	0.50	0.50	2,200.00	1,100.00	220,000							

REVIEW DATE 07/07/2021 BY KKX Total Acres: 0.23 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS