BLOCK 269 LOT 25
PT OR 795/604
CITY OF FDNA BEACH

CITY-MART RETAIL CORP II
218 CENTRE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0269-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

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

S 3RD ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	01/13/2022 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	234
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	150,234
SOH/AGL Deduction	33,616
ASSESSED VALUE	116,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,618
TOTAL JUST VALUE	150,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0795/0604	6/03/1997	WD	U	V	09	50,000
GRANTOR: LAND COMPANY OF FLORI						
GRANTEE: CITY-MART RETAIL CO						
0594/0617	4/05/1990	WD	U	V	09	50,000
GRANTOR: ALDAY R & DAVID G						
GRANTEE: LAND CO OF FL INC						

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	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	2001	2001	3	85	234	

LAND DESCRIPTION

TOTAL OB/XF 234

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	002800	C	PARKNG LOT	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	60.00	60.00	150,000							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS