BLOCK 271 LOTS PT OF 1
TO 6 INC 28 TO 34 INC
OR 107 PG 717

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

2024

00-00-31-1800-0271-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

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 2ND ST, FERNANDINA BEACH

BLD DATE	03/22/2019	KK	LGL DATE	03/22/2019 KK
XF DATE			LAND DATE	
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		0
TOTAL MARKET OB/XF VALUE		19,616
TOTAL LAND VALUE - MARKET		1,837,500
TOTAL MARKET VALUE		1,857,116
SOH/AGL Deduction		825,312
ASSESSED VALUE		1,031,804
TOTAL EXEMPTION VALUE	04	1,031,804
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,857,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,857,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091316	FOUNDATION	1,000	09/29/2009
20040536	DEMOLITION	0	03/18/2004
20032828	DEMOLITION	0	04/03/2003
20032829	DEMOLITION	0	04/03/2003
5386	REPAIR/RRF	925	05/24/1989

SALES DATA

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

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	0803	ASPHALT C	0	0	0	0	10,768.00	SF	2.00	2.00	100	1990	1990	3	50	10,768	
2	0811	CONCRETE B	0	0	0	0	750.00	SF	5.20	5.20	100	2000	2000	3	79	3,081	
3	0803	ASPHALT C	0	0	0	0	3,936.00	SF	2.00	2.00	100	1960	1960	3	50	3,936	
4	0443	STK FNC 6'	0	0	0	0	36.00	LF	10.00	10.00	100	2000	2000	3	20	72	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156	
6	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2010	2010	3	78	1,213	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2010	2010	3	78	390	

LAND DESCRIPTION

TOTAL OB/XF 19,616

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		C-3	175.00	175.00	30,625.00	SF		1.00	1.00	1.00	60.00	60.00	1,837,500							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,837,500 Market: 0 Agricultural: 0 Common: 1,837,500 PRINTED 08/06/2024 BY SYS