

PT BLKS 286 & 287 IN
OR 899/1035 & OR 1541/482 &
ABND R/W IN OR 1538/1986

THEODORE H HERNANDEZ
626 S 3RD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0287-0001



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	37 100
Frame	05 STEEL 100
Story Height	12 100
RMS	11 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 7700 CLUBS/LODGES/HALLS

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	130	100	130	14,394
AOF	390	100	390	43,180
BAS	5,950	100	5,950	658,764
BRA	288	110	317	35,097
KTA	442	110	486	53,808
PTO	112	5	6	664
PTO	560	5	28	3,100
STP	222	10	22	2,436

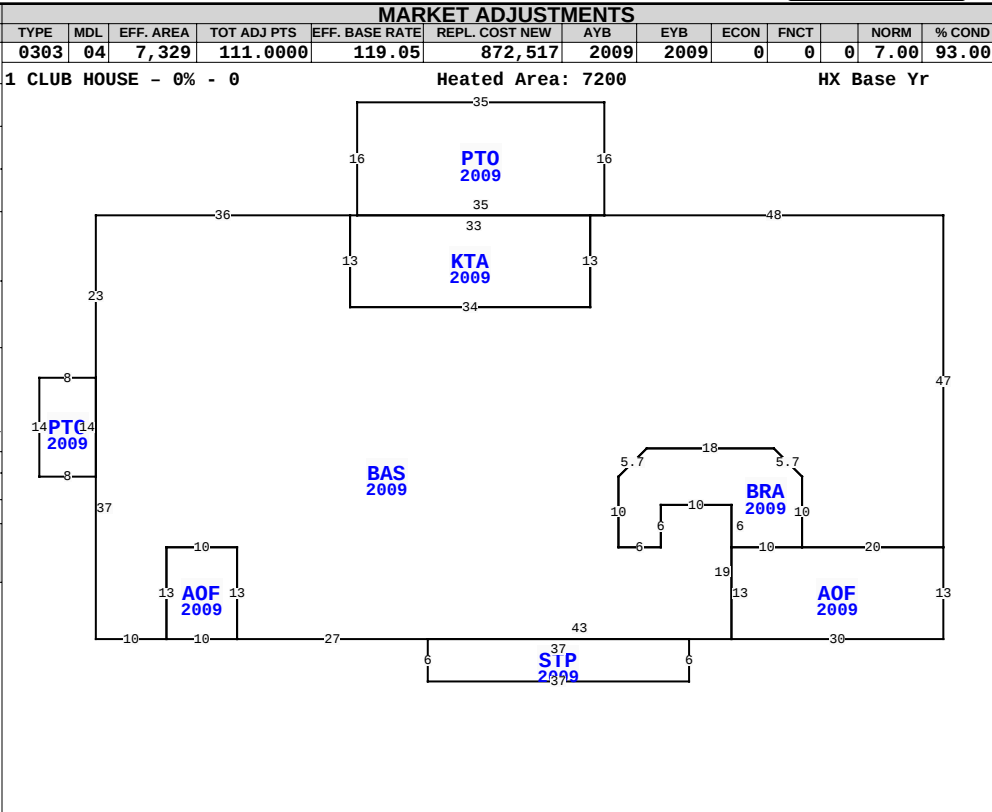
TOTALS 8,094 7,329 811,441

EXTRA FEATURES

L N	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	0812	CONCRETE C	0	0	0	0		5,208.00	SF 4.00	4.00	100	2009	2009	3	90	18,749
2	0812	CONCRETE C	0	0	0	0		1,192.00	SF 4.00	4.00	100	2009	2009	3	90	4,291
3	0400	CONC CURB	0	0	0	0		353.00	LF 15.00	15.00	100	2009	2009	3	93	4,924
4	0855	CONC PAVER	0	0	40	24		960.00	SF 10.00	10.00	100	2009	2009	3	90	8,640
5	0505	FLAGPOLE A	0	0	0	0		30.00	LF 50.00	50.00	100	2009	2009	3	40	600
6	0351	CARPORT MT	0	0	20	12		240.00	SF 10.00	10.00	100	2009	2009	3	40	960
7	0446	BOX FNC 6'	0	0	0	0		289.00	LF 20.00	20.00	100	2009	2009	3	40	2,312
8	0381	COOLER	0	0	18	10		180.00	SF 82.50	82.50	100	2009	2009	3	64	9,504
9	0463	FENCE GATE	0	0	0	0		2.00	UT 300.00	300.00	100	2009	2009	3	76	456
10	0351	CARPORT MT	0	0	25	24		600.00	SF 10.00	10.00	100	2019	2019	3	86	5,160

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	007700	C	CLUB		0	0006	IM	0.00	0.00	1.70	AC	1.00	1.00	0.60	80,000.00	48,000.00	81,600							



626 S 3RD ST, FERNANDINA BEACH

BLD DATE 12/10/2019 KK LGL DATE 12/10/2019 KK

XF DATE 12/10/2019 KK LAND DATE 12/10/2019 KK

INC DATE AG DATE

TOTAL OB/XF																55,596

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						811,441						
TOTAL MARKET OB/XF VALUE						55,596						
TOTAL LAND VALUE - MARKET						81,600						
TOTAL MARKET VALUE						948,637						
SOH/AGL Deduction						0						
ASSESSED VALUE						948,637						
TOTAL EXEMPTION VALUE						10 948,637						
BASE TAXABLE VALUE						0						
TOTAL JUST VALUE						948,637						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						988,632						