RAILROAD PROPERTY
CENTRALLY ASSESSED

FIRST COAST RAILROAD INC
ATTN: MARSHAL HANZEL RYAN, LLC, 1233 WEST LOOP S, SUITE 1500
HOUSTON, TX 77027

2024

00-00-31-1830-FCRR-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9800	CENTRALLY ASSESSED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	000		

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

RAILROAD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,681,474
TOTAL MARKET VALUE	2,681,474
SOH/AGL Deduction	36,291
ASSESSED VALUE	2,645,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,645,183
TOTAL JUST VALUE	2,681,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,533,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009800	C	CENT ASSD	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	2,681,474.00	2,681,474.00	2,681,474							

REVIEW DATE 01/12/2024 **BY** KL Total Acres: 0.00 Total Land Value: 2,681,474 Market: 0 Agricultural: 0 Common: 2,681,474 **PRINTED** 08/06/2024 **BY** SYS