

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

06-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 13		2
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 2			Tax Dist:					
BUILDING MARKET VALUE					4,645,168			
TOTAL MARKET OB/XF VALUE					761,492			
TOTAL LAND VALUE - MARKET					38,546,250			
TOTAL MARKET VALUE					43,952,910			
SOH/AGL Deduction					26,664,019			
ASSESSED VALUE					17,288,891			
TOTAL EXEMPTION VALUE					04	17,288,891		
BASE TAXABLE VALUE					0			
TOTAL JUST VALUE					43,952,910			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					44,092,075			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
20220252		NEW CONSTR-FIRE S			4,449,217		03/25/2022	
20210244		NEW CONSTR-STEEL			17,572		02/03/2022	
20210200		ADDITION			487,005		07/13/2021	
20210201		ADDITION			534,850		07/13/2021	
20210171		FOUNDATION			8,700		06/28/2021	
20200011		NEW CONST - HANGE			414,922		10/29/2020	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1612/0946		3/30/2009		QC	U	I	03	100
GRANTOR:WILLIS LYNWOOD G ETAL								
GRANTEE:CITY OF FERNANDINA								
1594/1380		11/25/2008		QC	U	I	03	174,000
GRANTOR:WILLIS LYNWOOD G ETAL								
GRANTEE:CITY OF FDNA BEACH								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W25 S25 E25 N25\$ PTR= E15 FUS=[YR=1993] E25 S25 W25 N25\$ W15\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
46,250								
Common: 38,546,250 PRINTED 08/06/2024 BY SYS								

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[illegible]

PT GOVT LOTS 1,2,3,4 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E & PT B CHAIRS

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

2024

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	0 100
Frame	05 STEEL 100
Story Height	12 100
RMS	8 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	8900 MUNICIPAL
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100	6,600	153,431
TOTALS	6,600		6,600	153,431

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
51	0803	ASPHALT C	0	0	0	0	16,010.00	SF	2.00
52	0812	CONCRETE C	0	0	0	0	1,238.00	SF	4.00
53	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00
54	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00
55	0351	CARPORT MT	0	0	30	18	540.00	SF	10.00
56	0812	CONCRETE C	0	0	0	0	1,329.00	SF	4.00
57	0351	CARPORT MT	0	0	30	18	540.00	SF	10.00
58	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50
59	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00
60	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2803	06	6,600	80.2053	35.09	231,594	1996	1996	0	0
7 AIR HANGAR - 0% - 0									
Heated Area: 6600 HX Base Yr									
33 200 33 200 BAS 2008									
BLD DATE 05/31/2022 KK LGL DATE 05/31/2022 KK									
XF DATE 05/31/2022 KK LAND DATE 05/31/2022 KK									
INC DATE AG DATE									

TOTAL OB/XF									
33,422									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

NASSAU COUNTY PROPERTY									
PAGE 6 of 13 2									
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Tax Group: 2					Tax Dist:				
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SOH/AGL Deduction					26,664,019				
ASSESSED VALUE					17,288,891				
TOTAL EXEMPTION VALUE					17,288,891				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					43,952,910				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					44,092,075				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111192	REMODEL	2,300	07/22/2011
20110522	REMODEL	105,000	04/11/2011
20102090	XFOB	7,225	12/07/2010
20101662	H/AC	2,800	09/23/2010
20100071	REPAIR/RRF	270,885	01/14/2010
20090727	ELEC OTHER	2,400	06/10/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1612/0946	3/30/2009	QC	U	I	03	100	
GRANTOR:WILLIS LYNWOOD G ETAL							
GRANTEE:CITY OF FERNANDINA							
1594/1380	11/25/2008	QC	U	I	03	174,000	
GRANTOR:WILLIS LYNWOOD G ETAL							
GRANTEE:CITY OF FDNA BEACH							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2008] W200S33E200N33\$.									

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PT GOVT LOTS 1,2,3,4 OF
SEC 6-2N-28E & PT FRACL
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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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		8 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900 MUNICIPAL	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100	6,600	175,131
BAS	5,358	100	5,358	142,175
TOTALS	11,958		11,958	317,306

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
81	0812	CONCRETE C	0	0	38	35		1,330.00	SF 4.00
82	0097	AWNING CN	0	0	0	0		32.00	SF 65.00
83	6001	ROLLUP DR	0	0	0	0		3.00	UT 400.00
84	0803	ASPHALT C	0	0	0	0		2,346.00	SF 2.00

LAND DESCRIPTION									
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	11,958	80.8696	35.38	423,074	2003	2003	0	0	0	25.00	75.00
10 AIR HANGAR - 0% - 0												
Heated Area: 11958 HX Base Yr												
33 200 BAS 2008 33 200 BAS 2022 141 141 33												
700 AIRPORT RD, FERNANDINA BEACH												
BLD DATE 05/31/2022 KK LGL DATE 05/31/2022 KK AG DATE 05/31/2022 KK												

TOTAL OB/XF												
12,331												

TOTAL OB/XF												
12,331												

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Tax Group: 2		Tax Dist:	
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NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		44,092,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062659	CHNGE SRVC	2,500	12/04/2006
20062511	ADDITION	30,000	11/20/2006
20052927	ADDITION	0	10/28/2005
20052562	H/AC	0	08/30/2005
20052410	XFOB	0	08/09/2005
20052293	NEW CONSTR	1,000	07/25/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1612/0946	3/30/2009	QC	U	I	03
GRANTOR: WILLIS LYNWOOD G ETAL					
GRANTEE: CITY OF FERNANDINA					
1594/1380	11/25/2008	QC	U	I	03
GRANTOR: WILLIS LYNWOOD G ETAL					
GRANTEE: CITY OF FDNA BEACH					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2022] W141 S5 BAS=[YR=2008] W200 S33 E200 N33\$ S33 E141 N38\$.					

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