PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN UNR LEASE &
BEING CITY OF FNDA BCH RES #

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

2024

06-2N-28-0000-0001-010L

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		6 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

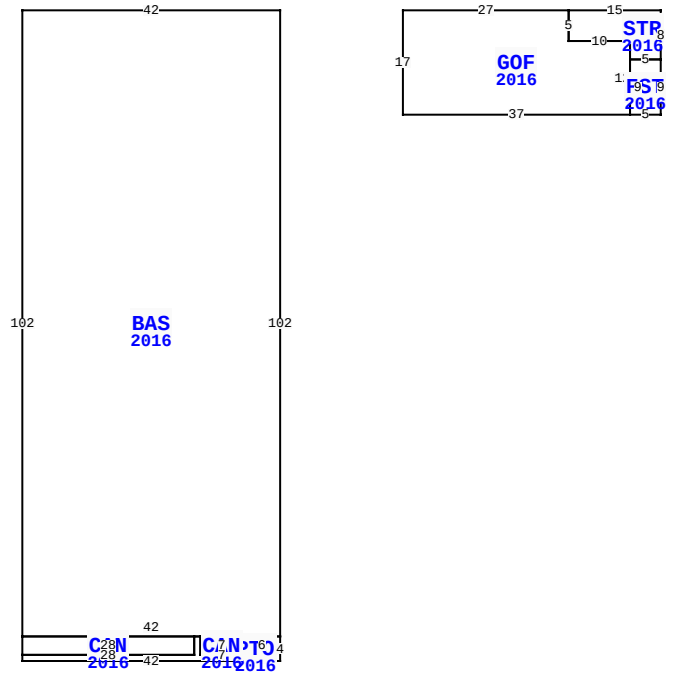
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,284	100	4,284	148,934
CAN	21	30	6	209
CAN	84	30	25	870
FST	45	70	32	1,112
GOF	579	210	1,216	42,275
PTO	63	5	3	104
STR	90	10	9	313
TOTALS	5,166		5,575	193,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	5,575	102.6854	46.98	261,914	2016	2016	0	0	0	26.00	74.00

3 PREFAB MTL – 0% - 0 Heated Area: 4863 HX Base Yr



BLD DATE	12/01/2016	KK	LGL DATE
XF DATE	02/03/2022	KK	LAND DATE 02/03/2022 KK
INC DATE			AG DATE

671 AIRPORT RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,816
TOTAL MARKET OB/XF VALUE		17,231
TOTAL LAND VALUE - MARKET		39,188
TOTAL MARKET VALUE		250,235
SOH/AGL Deduction		140
ASSESSED VALUE		250,095
TOTAL EXEMPTION VALUE	04	250,095
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		250,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170414	H/AC	6,000	02/13/2017
20161760	CO ISSUED -GARAGE	556,040	06/27/2016

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W42 S102 CAN=[YR=2016] S3 PTO=[YR=2016] S1 E42 N4 W6 CAN=[YR=2016] W7 S3 E7 N3$ S3 W7 N3 W1 S3 W28$ E28 N3 W28$ E42 N102$ PTR= E20 GOF=[YR=2016] E27 STR=[YR=2016] E15 S8 FST=[YR=2016] S9 W5 N9 E5$ W5 N3 W10 N5$ S5 E10 S12 W37 N17$ W20$.

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	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2016	2016	3	74	296	
2	0856	POROUS CC	0	0	42	3	126.00	SF	2.50	2.50	100	2016	2016	3	96	302	
3	0856	POROUS CC	0	0	0	0	2,660.00	SF	2.50	2.50	100	2016	2016	3	96	6,384	
4	0812	CONCRETE C	0	0	0	0	2,193.00	SF	4.00	4.00	100	2016	2016	3	96	8,421	
5	0810	CONCRETE A	0	0	0	0	293.00	SF	6.50	6.50	100	2016	2016	3	96	1,828	

LAND DESCRIPTION

TOTAL OB/XF 17,231

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	0006	I-1	0.00	0.00	15,675.00	SF		1.00	1.00	1.00	2.50	2.50	39,188							

REVIEW DATE 02/03/2022 BY KK Total Acres: 0.00 Total Land Value: 39,188 Market: 0 Agricultural: 0 Common: 39,188 PRINTED 08/06/2024 BY SYS