PT N1/2 OF GOVT LOT 3 OF
SEC 6-2N-28E BEING UNR
17413.94 SF LEASE PAR 1-15L

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

**2024**

**06-2N-28-0000-0001-015L**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

565 AIRPORT RD, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/25/2019 | KKX | LGL DATE | 04/25/2019 KKX |
| XF DATE | | | LAND DATE | |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 38,544 |
| TOTAL LAND VALUE - MARKET | | 52,242 |
| TOTAL MARKET VALUE | | 90,786 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 90,786 |
| TOTAL EXEMPTION VALUE | 04 | 90,786 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 90,786 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 91,425 |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0425 | CL FNC 8' | 0 | 0 | 0 | 0 | 205.00 | LF | 10.65 | 10.65 | 100 | 2011 | 2011 | 3 | 81 | 1,768 | |
| 2 | 0466 | FNC GT 20' | 0 | 0 | 0 | 0 | 2.00 | UT | 600.00 | 600.00 | 100 | 2011 | 2011 | 3 | 81 | 972 | |
| 3 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 4,790.00 | SF | 2.00 | 2.00 | 100 | 2011 | 2011 | 3 | 68 | 6,514 | |
| 4 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,787.00 | SF | 4.00 | 4.00 | 100 | 2011 | 2011 | 3 | 92 | 10,256 | |
| 5 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 2.00 | UT | 100.00 | 100.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 6 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 2.00 | UT | 2,530.00 | 2,530.00 | 100 | 2011 | 2011 | 3 | 81 | 4,099 | |
| 7 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2011 | 2011 | 3 | 81 | 405 | |
| 8 | 1123 | CB 8" | 0 | 0 | 0 | 0 | 588.00 | SF | 6.15 | 6.15 | 100 | 2011 | 2011 | 3 | 92 | 3,327 | |
| 9 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 154.00 | LF | 15.00 | 15.00 | 100 | 2011 | 2011 | 3 | 94 | 2,171 | |
| 10 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,400.00 | SF | 4.00 | 4.00 | 100 | 2011 | 2011 | 3 | 92 | 8,832 | |

TOTAL OB/XF 38,544

## LAND DESCRIPTION

| 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 | 002000 | C | AIRPORT | 0 | | IA | 0.00 | 0.00 | 17,414.00 | SF | | 1.00 | 1.00 | 1.00 | 3.00 | 3.00 | 52,242 | | | | | | | |

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 52,242 Market: 0 Agricultural: 0 Common: 52,242 PRINTED 08/06/2024 BY SYS