

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

08-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Exterior Wall	05	AVERAGE 100								2703	04	7,582	56.9250	26.90	203,956	1985	1985	0	0	50.00	50.00	VALUATION BY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Roof Structur	04	WOOD TRUSS 100								2 GARAGE - 0% - 0										Heated Area: 7426										HX Base Yr										STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Roof Cover	12	MODULAR MT 100								47 41 PTO 1993 41 47 158 BAS 1993 158 47 30.7 PTO 1993 31 33										BUILDING MARKET VALUE										1,283,254																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Interior Wall	04	PLYWOOD 50																		TOTAL MARKET OB/XF VALUE										2,039,843																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Interior Wall	07	NONE 50																		TOTAL LAND VALUE - MARKET										22,733,250																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Interior Floo	03	CONC FINSH 100																		TOTAL MARKET VALUE										26,056,347																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Ceiling	04	NONE 100																		SOH/AGL Deduction										19,052,426																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Air Condition	01	NONE 100																		ASSESSED VALUE										7,003,921																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Heating Type	01	NONE 100																		TOTAL EXEMPTION VALUE										04										7,003,921																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Fixtures	4	100																		BASE TAXABLE VALUE										0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										26,056,347																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Story Height		8 100																		NCON VALUE										0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
RMS		3 100								INCOME VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										26,115,041																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Units		0 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
BUD8 Adjustme	02	DIST FB 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	7,426	100	7,426	99,880																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
PTO	1,200	5	60	807																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
PTO	1,927	5	96	1,291																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
TOTALS	10,553		7,582	101,978																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
EXTRA FEATURES					2800 BILL MELTON RD, FERNANDINA BEACH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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	0510	GARAGE WD-	0	0	72	42			3,024.00	SF	35.00				35.00	100	1970	1970	3	20		21,168																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
2	0866	POOL FIBER	0	0	24	42			1,008.00	SF	72.00				72.00	100	1970	1970	3	20		14,515																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
3	0803	ASPHALT C	0	0	0	0			47,790.00	SF	2.00				2.00	100	1980	1980	3	50		47,790																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
4	0812	CONCRETE C	0	0	0	0			5,288.00	SF	4.00				4.00	100	1980	1980	3	32.5		6,874																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
5	2503	GOLF CRS 3	0	0	0	0			18.00	UT	80,000.00				80,000.00	100	1960	1960	3	80		1,152,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
6	6001	ROLLUP DR	0	0	0	15			1.00	UT	400.00				400.00	100	1970	1970	3	20		80																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
7	0350	CARPORT WD	0	0	15	11			165.00	SF	13.00				13.00	100	2002	2002	3	20		429																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
8	1123	CB 8"	0	0	54	0			162.00	SF	6.15				6.15	100	2002	2002	3	82		817																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
9	1123	CB 8"	0	0	116	0			464.00	SF	6.15				6.15	100	2002	2002	3	82		2,340																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
10	0812	CONCRETE C	0	0	0	0			1,121.00	SF	4.00				4.00	100	2002	2002	3	82		3,677																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
LAND DESCRIPTION					TOTAL OB/XF															1,249,690																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
1	003800	C	GOLF CRS			0			REC	0.00	0.00			303.11	AC		1.00	1.00	0.50		150,000.00	75,000.00	22,733,250																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									</

PARCELS 1 & 2 OF SEC 8 LYING
E & N OF AMELIA ISL PKWY
(EX OR 265/82 & EX R/W'S & EX

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

2024

08-2N-28-0000-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL	100	
Roof Structure	10	STEEL FRME	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	07	NONE	100	
Interior Floor	03	CONC FINSH	100	
Ceiling	04	NONE	100	
Air Condition	01	NONE	100	
Heating Type	01	NONE	100	
Plumbing		5	100	
Frame	05	STEEL	100	
Story Height		11	100	
RMS		2	100	
Stories	1.	1.	100	
Class	00	.	100	
Units		0	100	
BUD8 Adjustme	02	DIST FB	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
AOF	210	185	388	7,304
BAS	3,790	100	3,790	71,347
PTO	432	5	22	414
TOTALS	4,432		4,200	79,065

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	4,200	82.2970	37.65	158,130	1998	1998	0	0	0	50.00	50.00
3 PREFAB MTL - 0% - 0 Heated Area: 4000 HX Base Yr												
BLD DATE	05/09/2022				KK	LGL DATE						
XF DATE						LAND DATE	05/09/2022					
INC DATE						AG DATE	KK					

NASSAU COUNTY PROPERTY		PAGE 2 of 5	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,283,254	
TOTAL MARKET OB/XF VALUE		2,039,843	
TOTAL LAND VALUE - MARKET		22,733,250	
TOTAL MARKET VALUE		26,056,347	
SOH/AGL Deduction		19,052,426	
ASSESSED VALUE		7,003,921	
TOTAL EXEMPTION VALUE		04	7,003,921
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		26,056,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		26,115,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111431	REPAIR/RRF	1,000	08/19/2011
20111398	OTHER	89,000	08/16/2011
20090279	REPAIR/RRF	20,251	03/03/2009
B990223	NEW CONSTR	100,000	04/14/1999

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

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS=[YR=1993] W50 S80 E40 AOF=[YR=1993] E10 N21 W10 S21\$ N21E10N2 PTO=[YR=1993] E27N16W27S16\$N57\$.							

EXTRA FEATURES						2800 BILL MELTON RD, FERNANDINA BEACH						INC DATE				AG DATE			
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		
11	0812	CONCRETE C	0	0	0	0	1,832.00	SF	4.00	4.00	100	2002	2002	3	82	6,009			
12	0424	CL FNC 6'	0	0	0	0	126.00	LF	20.00	20.00	100	1970	1970	3	20	504			
13	0443	STK FNC 6'	0	0	0	0	156.00	LF	10.00	10.00	100	1980	1980	3	20	312			
14	0400	CONC CURB	0	0	0	0	2,630.00	LF	15.00	15.00	100	1999	1999	3	83	32,744			
15	0803	ASPHALT C	0	0	0	0	55,337.00	SF	2.00	2.00	100	1999	1999	3	50	55,337			
16	0812	CONCRETE C	0	0	0	0	5,541.00	SF	4.00	4.00	100	1999	1999	3	77	17,066			
17	0855	CONC PAVER	0	0	0	0	62.00	SF	10.00	10.00	100	1999	1999	3	77	477			
18	0402	CONC BUMPE	0	0	0	0	53.00	UT	25.00	25.00	100	1999	1999	3	83	1,100			
19	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1999	1999	3	100	500			
20	1123	CB 8"	0	0	30	0	240.00	SF	6.15	6.15	100	1999	1999	3	77	1,137			

LAND DESCRIPTION										TOTAL OB/XF					115, 186									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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

08-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY						PAGE 3 of 5	2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				1, 283, 254			
TOTAL MARKET OB/XF VALUE				2, 039, 843			
TOTAL LAND VALUE - MARKET				22, 733, 250			
TOTAL MARKET VALUE				26, 056, 347			
SOH/AGL Deduction				19, 052, 426			
ASSESSED VALUE				7, 003, 921			
TOTAL EXEMPTION VALUE 04				7, 003, 921			
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				26, 056, 347			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				26, 115, 041			
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
BUILDING NOTES							
BUILDING DIMENSIONS							
STP=[YR=2006] W8FOP=[YR=2006] W17STR=[YR=2006] N4W14S4E14\$W28STR=[YR=2006] N4W14S4 E14\$W32S8E77N8\$\$SBAS=[YR=2006] W77 S17FOP=[YR=2006] W8STR=[YR=2006] W4S12E4 N12\$S12E8N12\$S12PTO=[YR=2006] W12S26 E12N26\$KTA=[YR=2006] S26STP=[YR=2006] W20 S11E20N11\$S11STP=[YR=2006] W3 STP=[YR=2006] W17S4E17N4\$S14E3N14\$ FOP=[YR=2006] S14E3N14W3\$E3SPA=[YR=2006] S14W3S14E22N14W9N14W10\$E10S14 E9N28BRA=[YR=2006] E7N14W9S14E2\$W2 N14E9N7W3N2W26\$E26S2E3S21W7S55 FOP=[YR=2006] S8E24FCP=[YR=2006] S30E20N30 W20\$E44N8W25N5W17S5W26\$E26N5 E17S5E25N13E9N42W22N52\$S17E8 FOP=[YR=2006] W8S35E22S42E8N16 STR=[YR=2006] E4N17W4S17\$N34W22N15 STR=[YR=2006]							
ND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
Common: 22, 733, 250 PRINTED 08/06/2024 BY SYS							

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

08-2N-28-0000-0001-0000

[illegible]

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

08-2N-28-0000-0001-0000

[illegible]