



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	11	CLAY TILE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		14 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	9700	REC AND PARK LAND
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	628	100	628	39,714
CAN	24	30	7	442
CAN	24	30	7	442
CAN	140	30	42	2,656
TOTALS	816		684	43,255

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0416	DUNEWALKS	0	0	0	0	4,804.00	SF	30.00	30.00	
2	0940	SHEDS/PORT	0	0	7	6	42.00	SF	30.00	30.00	
3	0803	ASPHALT C	0	0	0	0	76,751.00	SF	2.00	2.00	
4	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	
5	0402	CONC BUMPE	0	0	0	0	174.00	UT	25.00	25.00	
6	0811	CONCRETE B	0	0	0	0	715.00	SF	5.20	5.20	
7	0400	CONC CURB	0	0	0	0	50.00	LF	15.00	15.00	
8	0424	CL FNC 6'	0	0	0	0	84.00	LF	20.00	20.00	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
10	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	008700	C	STATE	0		REC	0.00	0.00	312.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3803	04	684	63.7875	107.64	73,626	1990	1990	0	0	41.25	58.75

1 RSTRM BLDG - 0% - 0

Heated Area: 628

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur04WOOD TRUSS 100

Roof Cover03COMP SHNGL 100

Interior Wall07NONE 100

Interior Floo03CONC FINSH 100

Ceiling04NONE 100

Air Condition01NONE 100

Heating Type01NONE 100

Fixtures Frame02WOOD FRAME 100

Story Height8100

RMS Stories Units0100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE9700REC AND PARK LAND

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1007.00

TOTALS6344652,425

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

86000446543.470010.434,8502000200000050.0050.00

2 BARNs - 0% - 0Heated Area: 392HX Base Yr

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS3921003922,045

CAN2423073381

BLD DATE08/25/2020KKLGL DATE08/25/2020KK

XF DATE08/25/2020KXFLAND DATEAG DATE

INC DATE

EXTRA FEATURES2601 ATLANTIC AV, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

110811CONCRETE B002926754.00SF5.205.20100201820183973,803

120810CONCRETE A00304120.00SF6.506.5010020182018397757

130402CONC BUMPE00002.0025.001002018201839849

140971ST LGHT OV00001.00UT1,555.001,555.00100201020103781,213

150810CONCRETE A007428.00SF6.506.5010020102010391166

160416DUNEWALKS00004,348.00SF30.0030.001002015201537091,308

171242WD DECK A0000849.00SF10.0010.00100200020003201,698

180416DUNEWALKS00002,989.00SF30.0030.001002005200532421,521

190812CONCRETE C00001,344.00SF4.004.00100200520053864,623

200446BOX FNC 6'000078.00LF20.0020.0010020132013360936

LAND DESCRIPTIONTOTAL OB/XF126,074

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/14/2021BYTWA

Total Acres: 312.00Total Land Value: 23,400,000Market: 0Agricultural: 0Common: 23,400,000PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE568,156

TOTAL MARKET OB/XF VALUE240,364

TOTAL LAND VALUE - MARKET23,400,000

TOTAL MARKET VALUE24,208,520

SOH/AGL Deduction14,525,911

ASSESSED VALUE9,682,609

TOTAL EXEMPTION VALUE079,682,609

BASE TAXABLE VALUE0

TOTAL JUST VALUE24,208,520

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE24,246,570

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNSALE PRICE

0084/02939/28/1967WD U V 03100

GRANTOR: FLORIDA BOARD OF PARK

GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 S9 CAN=[YR=2000] W4 S24 E22 N19 W4 S14 W14 N19\$ S19 E14 N28\$.

[illegible]

[illegible]

[illegible]