PT FRAC SEC'S 16 & 17-3N-28E
BEING SUBMERGED LANDS OF THE
AMELIA RIVER IN ORD #2007-05

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

2024

17-3N-28-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

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

FRONT ST, FERNANDINA BEACH

BLD DATE	06/01/2020	KK	LGL DATE	05/26/2020 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		208,852
TOTAL LAND VALUE - MARKET		10,125
TOTAL MARKET VALUE		218,977
SOH/AGL Deduction		8,118
ASSESSED VALUE		210,859
TOTAL EXEMPTION VALUE	04	210,859
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		218,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,571

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	0304	DOCK MD WD	0	0	0	0	2,981.00	SF	28.00	28.00	100	2007	2007	3	48	40,065	
2	0812	CONCRETE C	0	0	0	0	1,266.00	SF	4.00	4.00	100	2007	2007	3	88	4,456	
3	0302	FLT DOCK C	0	0	192	9	1,728.00	SF	50.00	50.00	100	2007	2007	3	31	26,784	
4	0302	FLT DOCK C	0	0	221	9	1,989.00	SF	50.00	50.00	100	2007	2007	3	31	30,830	
5	0316	DCK PLNG C	0	0	0	0	10.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	6,200	
6	0310	AL GANG WY	0	0	0	0	36.00	LF	115.00	115.00	100	2007	2007	3	31	1,283	
7	0310	AL GANG WY	0	0	0	0	32.00	LF	115.00	115.00	100	2007	2007	3	31	1,141	
8	0310	AL GANG WY	0	0	0	0	11.00	LF	115.00	115.00	100	2007	2007	3	31	392	
9	0310	AL GANG WY	0	0	0	0	11.00	LF	115.00	115.00	100	2007	2007	3	31	392	
10	0302	FLT DOCK C	0	0	0	0	5,318.00	SF	50.00	50.00	100	2007	2007	3	31	82,429	

TOTAL OB/XF 193,972

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	008900	C	MUNICIPAL	0		IW	0.00	0.00	405.00	AC		1.00	1.00	1.00	25.00	25.00	10,125							

REVIEW DATE 06/01/2020 BY KK Total Acres: 405.00 Total Land Value: 10,125 Market: 0 Agricultural: 0 Common: 10,125 PRINTED 08/06/2024 BY SYS

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FRONT ST, FERNANDINA BEACH

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BUILDING DIMENSIONS

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11	0316	DCK PLNG C	0	0	0	0	24.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	14,880	

LAND DESCRIPTION

TOTAL OB/XF 14,880

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

REVIEW DATE 06/01/2020 BY KK Total Acres: 405.00 Total Land Value: 10,125 Market: 0 Agricultural: 0 Common: 10,125 PRINTED 08/06/2024 BY SYS