PT TRACT A IN OR 593/870 &
OR 1457/1955 (EX UTIL ESMT'S
IN OR 593/868 & OR 2125/1048)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

20-2N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

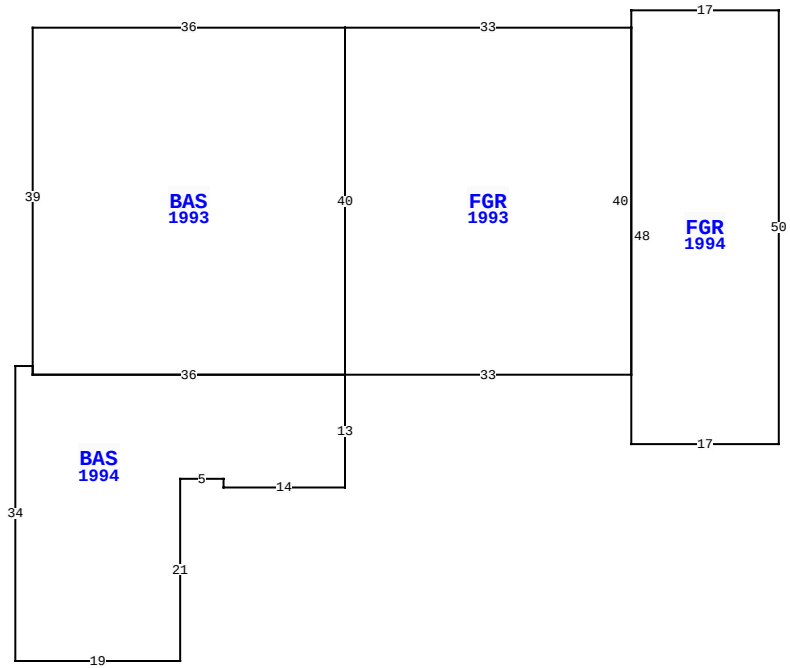
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 60
Roof Cover	11	SLATE 40
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	04	REIN CONC 100
Story Height		13 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	256,738
BAS	871	100	871	155,291
FGR	1,320	60	792	141,206
FGR	850	60	510	90,928
TOTALS	4,481		3,613	644,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	3,613	123.7607	212.25	766,859	1978	1988	0	0	0	16.00	84.00

1 GOVT BLDG – 0% - 0 Heated Area: 2311 HX Base Yr



5518 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	12/07/2018	KK	LGL DATE	
XF DATE	12/07/2018	KK	LAND DATE	12/07/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		644,162
TOTAL MARKET OB/XF VALUE		71,749
TOTAL LAND VALUE - MARKET		282,278
TOTAL MARKET VALUE		998,189
SOH/AGL Deduction		202,344
ASSESSED VALUE		795,845
TOTAL EXEMPTION VALUE	03	795,845
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		998,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,014,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001874	REMODEL	365,000	03/20/2018
B1703714	XFOB-METAL BLDG	64,929	07/07/2017
B1429640	CARPORT	5,148	12/01/2014
B24639	GARAGE	1,895	04/01/2011
C21983	CO ISSUED	0	07/17/2009
P13555	NEW CONSTR	0	11/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1955	11/09/2006	QC	U	I	06	100
GRANTOR: CRAWFORD JOHN ETAL						
GRANTEE: BOARD OF COUNTY COM						
0593/0870	3/26/1990	WD	U	I	03	100
GRANTOR: A ISL FIRE-RESCUE						
GRANTEE: NASSAU COUNTY						

BUILDING NOTES

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	0811	CONCRETE B	0	0	42	20	840.00	SF	5.20	5.20	100	1993	1993	3	66	2,883	
2	0812	CONCRETE C	0	0	0	0	4,049.00	SF	4.00	4.00	100	1993	1993	3	66	10,689	
3	0803	ASPHALT C	0	0	0	0	3,185.00	SF	2.00	2.00	100	1993	1993	3	50	3,185	
4	0803	ASPHALT C	0	0	0	0	3,017.00	SF	2.00	2.00	100	1993	1993	3	50	3,017	
5	0801	ASPHALT A	0	0	23	17	391.00	SF	3.00	3.00	100	1993	1993	3	50	587	
6	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	1993	1993	3	74	19	
7	0350	CARPORT WD	0	0	8	6	48.00	SF	8.58	8.58	100	2008	2008	3	35	144	
8	0351	CARPORT MT	0	0	20	12	240.00	SF	5.90	5.90	100	2011	2011	3	50	708	
9	0351	CARPORT MT	0	0	23	20	460.00	SF	5.90	5.90	100	2014	2014	3	65	1,764	
10	0940	SHEDS/PORT	0	0	10	8	80.00	SF	18.30	18.30	100	2008	2008	3	35	512	

TOTAL OB/XF 23,508

BUILDING DIMENSIONS

FGR=[YR=1994] W17S2FGR=[YR=1993] W33 BAS=[YR=1993] W36 S39
BAS=[YR=1994] W2S34 E19N21E5S1E14N13W36N1$S1 E36
N40$S40E33N40$S48E17N50$.

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	008600	C	COUNTY	0		CN	0.00	0.00	37,637.00	SF		1.00	1.00	1.00	7.50	7.50	282,278							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 282,278 Market: 0 Agricultural: 0 Common: 282,278 PRINTED 08/06/2024 BY SYS

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OR 1457/1955 (EX UTIL ESMT'S
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

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

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TOTAL LAND VALUE - MARKET		282,278
TOTAL MARKET VALUE		998,189
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ASSESSED VALUE		795,845
TOTAL EXEMPTION VALUE	03	795,845
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		998,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,014,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21983	REMODEL	39,500	10/01/2008
B0108197	REMODEL	0	04/01/2001
R013146	REPAIR/RRF	9,045	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1457/1955	11/09/2006	QC	U	I	06	100
GRANTOR: CRAWFORD JOHN ETAL						
GRANTEE: BOARD OF COUNTY COM						
0593/0870	3/26/1990	WD	U	I	03	100
GRANTOR: A ISL FIRE-RESCUE						
GRANTEE: NASSAU COUNTY						

BLD DATE	12/07/2018	KK	LGL DATE	
XF DATE	12/07/2018	KK	LAND DATE	12/07/2018 KK
INC DATE			AG DATE	

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
11	0510	GARAGE WD-	0	0	40	36	1,440.00	SF	35.00	35.00	100	2017	2017	3	84	42,336	
12	0812	CONCRETE C	0	0	0	0	1,000.00	SF	4.00	4.00	100	2017	2017	3	97	3,880	
13	6002	EL ROLL DR	0	0	0	0	5.00	UT	900.00	900.00	100	2008	2008	3	35	1,575	
14	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2011	2011	3	50	450	

LAND DESCRIPTION

TOTAL OB/XF 48,241

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 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 282,278 Market: 0 Agricultural: 0 Common: 282,278 PRINTED 08/06/2024 BY SYS