PT SEC 40-2N-28 IN OR 2686/1968
& PT N1/2 CL RD LYING S THEREOF
REC IN OR 1029/1991

FERNANDINA BEACH REALTY INC
2057 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0040-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

474342 SR 200, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/13/2023 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	403,750
TOTAL MARKET VALUE	407,250
SOH/AGL Deduction	210,137
ASSESSED VALUE	197,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,113
TOTAL JUST VALUE	407,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P16053	OTHER	1,000	08/01/2012
E25159	ELEC OTHER	0	06/01/2012
B26072	RETAIL ICE MACHIN	10,000	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1968	12/22/2023	QC	U	V	11	100
GRANTOR: FERNANDINA BEACH REAL						
GRANTEE: FERNANDINA BEACH RE						
1212/1101	3/03/2004	WD	Q	V		262,600
GRANTOR: HUNTERS VENTURE CAPIT						
GRANTEE: ERA FERNANDINA BEAC						

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	0810	CONCRETE A	0	0	21	18	378.00	SF	6.50	6.50	100	2012	2012	3	93	2,285	
2	0810	CONCRETE A	0	0	0	0	197.00	SF	6.50	6.50	100	2012	2012	3	93	1,191	
3	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2012	2012	3	95	24	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	001001	C	V CM/XFOBT	0	0004	CG	0.00	0.00	32,300.00	SF		1.00	1.00	1.00	12.50	12.50	403,750							

REVIEW DATE 12/13/2023 BY DC Total Acres: 0.74 Total Land Value: 403,750 Market: 0 Agricultural: 0 Common: 403,750 PRINTED 08/06/2024 BY SYS