LOTS 7 & 8
HIGHWAY ESTATES PB 3/9

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

2025

00-00-30-0290-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

CASHEN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		378,000
TOTAL MARKET VALUE		378,000
SOH/AGL Deduction		0
ASSESSED VALUE		378,000
TOTAL EXEMPTION VALUE	04	378,000
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		378,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012700	DEMOLITION	7,500	08/18/2022
22012702	DEMOLITION	5,500	08/18/2022
6942	REPAIR/RRF	2,100	01/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2686/336	12/04/2023	DG	U	V	11	100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: CITY OF FERNANDINA						
2566/0207	5/26/2022	WD	Q	I	05	845,000
GRANTOR: STUMBO VIRGIL C & MAR						
GRANTEE: PATRIOT RIDGE LLP						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	0.00	0.00	1.26	AC		1.00	1.00	1.00	300,000.00	300,000.00	378,000							

REVIEW DATE 03/14/2024 BY MLU Total Acres: 1.26 Total Land Value: 378,000 Market: 0 Agricultural: 0 Common: 378,000 PRINTED 07/30/2025 BY SYS