

3-2N-28 LOT 22 & PT OF ABDN
R/W IN OR 790/1658 RES# 97-80
EX N27.5 FT FOR R/W

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

2025

00-00-30-044A-0022-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 60			
Exterior Wall	10	ABOVE AVG 40			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	11	SLATE 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures	01	6 100			
Frame	02	WOOD FRAME 100			
Story Height		9 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	8900MUNICIPAL				
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1010.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100	2021	112	17,524
CAN	144	30	2021	43	6,728
TOTALS	256			155	24,251

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3803	04	155	96.0290	162.05	25,118	2021	2021	0	0	0	96.55
1 RSTRM BLDG - 0% - 0											
Heated Area: 112											
HX Base Yr											
CAN 2021 BAS 2021											
1650 SIMMONS RD, FERNANDINA BEACH											
BLD DATE 08/19/2021 KK LGL DATE 08/19/2021 KK											
XF DATE 08/19/2021 KK LAND DATE 08/19/2021 KK											
INC DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				24,251		
TOTAL MARKET OB/XF VALUE				18,813		
TOTAL LAND VALUE - MARKET				500,250		
TOTAL MARKET VALUE				543,314		
SOH/AGL Deduction				0		
ASSESSED VALUE				543,314		
TOTAL EXEMPTION VALUE				04	543,314	
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				543,314		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				543,759		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100
2	0811	CONCRETE B	0	0	0	0	537.00	SF	5.20	5.20	100
3	0812	CONCRETE C	0	0	0	0	1,300.00	SF	4.00	4.00	100
4	0812	CONCRETE C	0	0	0	0	1,076.00	SF	4.00	4.00	100
5	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100
6	0810	CONCRETE A	0	0	0	0	266.00	SF	6.50	6.50	100
TOTAL OB/XF 18,813											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	008900	C	MUNICIPAL	0		REC	0.00	0.00	6.67	AC	1.00
Total Acres: 6.67 Total Land Value: 500,250 Market: 0 Agricultural: 0 Common: 500,250											