PT OF LOT 6 IN OR 602/1014 &
ESMT IN OR 602/1016
SUB OF SEC 30-3N-28E PBK 1/5

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

2025

00-00-30-0800-0006-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2002.00		

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		5,165
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		5,265
SOH/AGL Deduction		635
ASSESSED VALUE		4,630
TOTAL EXEMPTION VALUE	04	4,630
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0602/1014	7/23/1990	QC	Q	V	03	100

GRANTOR: EAGLE SANITATION INC

GRANTEE: CITY OF FDNA BEACH

1680 S 8TH ST, FERNANDINA BEACH

BLD DATE	07/13/2021	KK	LGL DATE	04/23/2025 DC
XF DATE			LAND DATE	
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
1	0430	CL FNC 6B	0	0	0	0	142.00	LF	9.70	9.70	100	1993	1993	3	29	399	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1993	1993	3	29	174	
3	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1993	1993	3	100	300	
4	0810	CONCRETE A	0	0	14	9	126.00	SF	6.50	6.50	100	1993	1993	3	64	524	
5	0812	CONCRETE C	0	0	46	32	1,472.00	SF	4.00	4.00	100	1993	1993	3	64	3,768	

LAND DESCRIPTION

TOTAL OB/XF 5,165

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		C-2	0.00	0.00	0.10	AC		1.00	1.00	1.00	1,000.00	1,000.00	100							

REVIEW DATE 07/13/2021 BY KK Total Acres: 0.10 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS