PT OF LOTS 56 & 57 S-1
IN OR 950/128
AMELIA LIGHTHOUSE RESERVATION

THE PARKIN COMPANY
31 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1020-0056-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

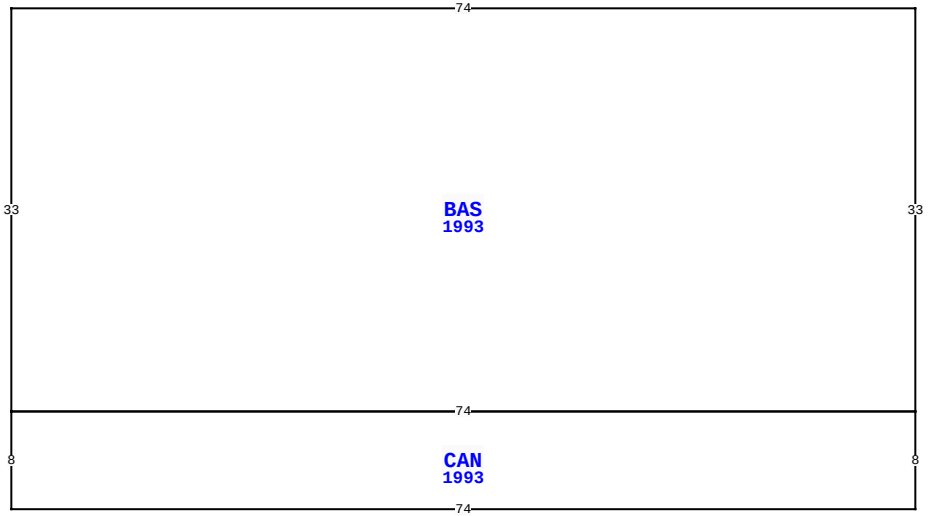
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,442	100	1993	2,442	162,393
CAN	592	30	1993	178	11,837
TOTALS	3,034			2,620	174,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,620	95.3420	133.00	348,460	1973	1973	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 2442 HX Base Yr



31 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	01/09/2018	KK	LGL DATE	
XF DATE	01/09/2018	KK	LAND DATE	03/12/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	174,230
TOTAL MARKET OB/XF VALUE	5,474
TOTAL LAND VALUE - MARKET	378,000
TOTAL MARKET VALUE	557,704
SOH/AGL Deduction	98,335
ASSESSED VALUE	459,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,369
TOTAL JUST VALUE	557,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	543,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173035	REPAIR/RRF-ROOF	10,000	10/04/2017
20010266	REPAIR/RRF	1,000	02/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/0128	9/19/2000	WD	Q	I		300,000

GRANTOR: BATTEN HERBERT & DORI

GRANTEE: THE PARKIN COMPANY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W74 S33 CAN=[YR=1993] S8 E74 N8 W74$E74 N33$.

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	0803	ASPHALT C	0	0	47	74	4,941.00	SF	2.00	2.00	100	2002	2002	3	50	4,941	
2	0441	STK FNC 4'	0	0	0	0	56.00	LF	4.88	4.88	100	1996	1996	3	20	55	
3	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	2002	2002	3	80	416	
4	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2005	2005	3	22	62	

LAND DESCRIPTION

TOTAL OB/XF 5,474

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	001100	C	STORE 1FLR	0	0006	C-1	90.00	100.00	9,000.00	SF		1.00	1.00	1.00	42.00	42.00	378,000							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 378,000 Market: 0 Agricultural: 0 Common: 378,000 PRINTED 07/30/2025 BY SYS