BLOCK B LOTS 1 TO 13 INC
BLOCK B LOTS 18 TO 30 INC
W PORT BEACH CASINO TRACT

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

**2025**

**00-00-31-1100-000B-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8001 | V GV W/XFOB | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1050.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

TARPON & TROUT ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 03/12/2025 DC |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 32,277 |
| TOTAL LAND VALUE - MARKET | | 2,275,000 |
| TOTAL MARKET VALUE | | 2,307,277 |
| SOH/AGL Deduction | | 126,459 |
| ASSESSED VALUE | | 2,180,818 |
| TOTAL EXEMPTION VALUE | 04 | 2,180,818 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,307,277 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,982,562 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## 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 | 0811 | CONCRETE B | 0 | 0 | 200 | 5 | 1,000.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 57 | 2,964 | |
| 2 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 24,400.00 | SF | 2.00 | 2.00 | 100 | 1990 | 1990 | 3 | 50 | 24,400 | |
| 3 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 400.00 | LF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 66 | 3,960 | |
| 4 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 1.00 | UT | 2,530.00 | 2,530.00 | 100 | 1990 | 1990 | 3 | 27 | 683 | |
| 5 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 2.00 | UT | 500.00 | 500.00 | 100 | 1990 | 1990 | 3 | 27 | 270 | |

## LAND DESCRIPTION

TOTAL OB/XF 32,277

| 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 | 008001 | C | V GV/XFOB | 0 | | REC | 325.00 | 200.00 | 65,000.00 | SF | | 1.00 | 1.00 | 1.00 | 35.00 | 35.00 | 2,275,000 | | | | | | | |

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 2,275,000 Market: 0 Agricultural: 0 Common: 2,275,000 PRINTED 07/30/2025 BY SYS