BLOCK B LOTS 14 & 15
IN OR 851/559 & OR 851/560
W PORT BEACH CASINO TRACT

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

2025

00-00-31-1100-000B-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
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

103 N FLETCHER AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2025 DC
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		0
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		175,000
SOH/AGL Deduction		10,000
ASSESSED VALUE		165,000
TOTAL EXEMPTION VALUE	04	165,000
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		175,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011654	XFOB	44,000	07/20/2001
9292	REPAIR/RRF	680	09/11/1995
7284	REPAIR/RRF	1,000	08/26/1992
6761	REPAIR/RRF	700	10/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0851/0560	10/06/1998	WD	Q	I	03	154,000
GRANTOR: ESPOSITO DAVID						
GRANTEE: CITY OF FERNANDINA						
0851/0559	10/06/1998	QC	Q	I	06	100
GRANTOR: ESPOSITO LINDA						
GRANTEE: CITY OF FERNANDINA						

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		REC	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	35.00	35.00	175,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS