LOT 178
IN OR 672/1640
GA FDNA BEACH #2 UNR

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

2025

00-00-31-134B-0178-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

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

N FLETCHER AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		1,681
TOTAL LAND VALUE - MARKET		337,875
TOTAL MARKET VALUE		339,556
SOH/AGL Deduction		55,143
ASSESSED VALUE		284,413
TOTAL EXEMPTION VALUE	04	284,413
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		339,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0672/1640	12/30/1992	WD	Q	V		33,000
GRANTOR: GIDDENS CAREY R						
GRANTEE: CITY FDNA BEACH						
0524/0907	8/17/1987	WD	Q	V		27,000
GRANTOR: GRIFFIN PAUL & SUSAN						
GRANTEE: GIDDENS CAREY R						

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	0422	CL FNC 4'	0	0	0	0	336.00	LF	17.25	17.25	100	1993	1993	3	29	1,681	

LAND DESCRIPTION

TOTAL OB/XF 1,681

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		R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	5,300.00	4,505.00	337,875							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 337,875 Market: 0 Agricultural: 0 Common: 337,875 PRINTED 07/30/2025 BY SYS