LOT 201
IN OR 772/590
GA FDNA BEACH #2 UNR

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

2025

00-00-31-134B-0201-0000

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

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		2,449
TOTAL LAND VALUE - MARKET		337,875
TOTAL MARKET VALUE		340,324
SOH/AGL Deduction		55,159
ASSESSED VALUE		285,165
TOTAL EXEMPTION VALUE	04	285,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		340,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0884/1407	5/26/1999	WD	U	V	07	100
GRANTOR: DAVIS JACK H & BETTY						
GRANTEE: KELLEY JOHN T & MAR						
0772/0590	9/27/1996	WD	Q	V	03	30,000
GRANTOR: KELLEY JOHN T JR & MA						
GRANTEE: CITY OF FERNANDINA						

N FLETCHER AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
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	0422	CL FNC 4'	0	0	0	0	338.00	LF	17.25	17.25	100	1998	1998	3	42	2,449	

LAND DESCRIPTION

TOTAL OB/XF 2,449

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