LOT 73
PT OR 1168/100
EX R/W OR 495/932

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

2025

00-00-31-1460-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

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

S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		655,200
TOTAL MARKET VALUE		655,200
SOH/AGL Deduction		0
ASSESSED VALUE		655,200
TOTAL EXEMPTION VALUE	04	655,200
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		655,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0100	9/04/2003	WD	Q	V	06	100
GRANTOR: THE TRUST FOR PUBLIC						
GRANTEE: THE CITY OF FERNAND						
0976/1752	3/21/2001	WD	U	V	09	1,250,000
GRANTOR: POWELL FRANK CARL III						
GRANTEE: THE TRUST FOR PUBLI						

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		CON	120.00	250.00	3.64	AC		1.00	1.00	1.20	150,000.00	180,000.00	655,200							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 3.64 Total Land Value: 655,200 Market: 0 Agricultural: 0 Common: 655,200 PRINTED 07/30/2025 BY SYS