BLK 34 & PT OF BLKS 14,21,31 &
ABND STREETS OF OLD TOWN SUB
UNR & PT GOVT LOTS 1 & 2 OF

EGANS CREEK MARINA INC
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0014-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

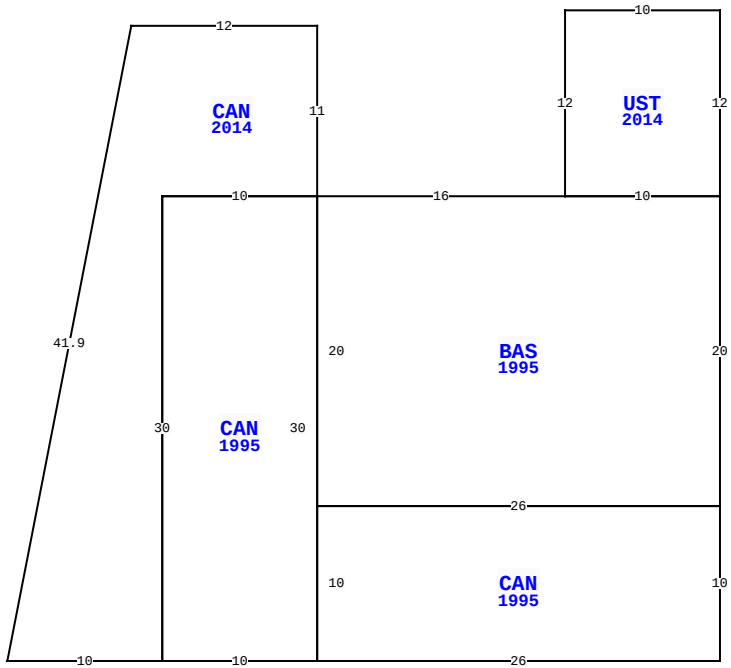
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	1995	520	34,402
CAN	260	30	1995	78	5,161
CAN	300	30	1995	90	5,954
CAN	356	30	2014	107	7,079
UST	120	40	2014	48	3,176
TOTALS	1,556			843	55,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	843	69.7410	97.29	82,015	1995	1995	0	0	0	32.00	68.00

2 RETAILSTOR – 0% - 0 Heated Area: 520 HX Base Yr



1600 N 14TH ST, FERNANDINA BEACH

BLD DATE	07/07/2022	KK	LGL DATE	
XF DATE	07/07/2022	KK	LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	248,911
TOTAL MARKET OB/XF VALUE	109,835
TOTAL LAND VALUE - MARKET	974,992
TOTAL MARKET VALUE	1,333,738
SOH/AGL Deduction	19,382
ASSESSED VALUE	1,314,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,314,356
TOTAL JUST VALUE	1,333,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,194,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220085	ROOF	0	02/02/2022
20183218	REPAIR/RRF	8,500	09/14/2018
20122511	OTHER	1,500	12/13/2012
20121226	ALARM SYSTEM	199	06/22/2012
20101604	REMODEL	3,000	09/16/2010
20070690	XFOB	4,500	04/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0664/1197	8/04/1992	TD	U	I	09	432,300
GRANTOR: JOHNSON GLORIA S FAMI						
GRANTEE: EGANS CREEK MARINA						
0664/1195	8/04/1992	QC	U	I	10	100
GRANTOR: JOHNSON GLORIA FAMILY						
GRANTEE: JOHNSON GLORIA S FA						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2014] N12 W10 S12 BAS=[YR=1995] W16CAN=[YR=2014] N11W12 L8 D41 E10N30 E10$CAN=[YR=1995] W10S30E10N30$S20 E26CAN=[YR=1995] W26S10E26N10$N20W10 $E10$.

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	0511	GARAGE CB-	0	0	12	6	72.00	SF	40.00	40.00	100	1980	1980	3	30	864	
2	0430	CL FNC 6B	0	0	0	0	579.00	LF	9.70	9.70	100	1981	1981	3	20	1,123	
3	0430	CL FNC 6B	0	0	0	0	121.00	LF	9.70	9.70	100	1997	1997	3	39	458	
4	0092	AUTO GATE	0	0	0	0	1.00	UT	4,375.00	4,375.00	100	1997	1997	3	20	875	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1995	1995	3	32	192	
6	0465	FNC GT 15'	0	0	0	0	2.00	UT	562.50	562.50	100	1995	1995	3	32	360	
7	0422	CL FNC 4'	0	0	0	0	219.00	LF	15.00	15.00	100	1995	1995	3	32	1,051	
8	0971	ST LGHT OV	0	0	0	0	4.00	UT	1,555.00	1,555.00	100	1981	1981	3	20	1,244	
9	0803	ASPHALT C	0	0	0	0	6,095.00	SF	2.00	2.00	100	1990	1990	3	50	6,095	
10	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1985	1985	3	100	3,000	

TOTAL OB/XF 15,262

LAND DESCRIPTION

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	001005	C	COMM WATER	0	0010	IW	0.00	0.00	178,570.00	SF		1.00	1.00	0.75	4.75	3.56	636,156							
2	009620	C	MARSH	0	0010		0.00	0.00	4.36	AC		1.00	1.00	1.00	100.00	100.00	436							
3	000116	C	RES MARSH	0	0010		60.00	240.00	60.00	FF		1.00	1.00	1.20	4,700.00	5,640.00	338,400							

REVIEW DATE 07/07/2022 BY KK Total Acres: 8.46 Total Land Value: 974,992 Market: 0 Agricultural: 0 Common: 974,992 PRINTED 07/30/2025 BY SYS

BLK 34 & PT OF BLKS 14,21,31 &
ABND STREETS OF OLD TOWN SUB
UNR & PT GOVT LOTS 1 & 2 OF

EGANS CREEK MARINA INC
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0014-0010

BUILDING CHARACTERISTICS

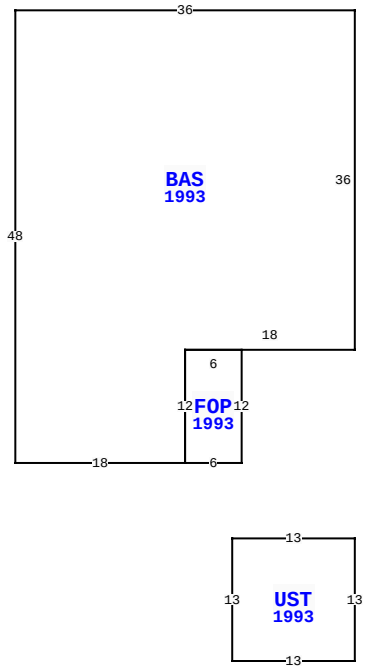
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	181,385
FOP	72	30	1993	22	2,639
UST	169	45	1993	76	9,117
TOTALS	1,753			1,610	193,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,610	110.1600	145.41	234,110	1983	1983	0	0	0	17.50	82.50

3 SNGL FAM – 0% - 0 Heated Area: 1512 HX Base Yr



1600 N 14TH ST, FERNANDINA BEACH

BLD DATE	07/07/2022	KK	LGL DATE	
XF DATE	07/07/2022	KK	LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	248,911
TOTAL MARKET OB/XF VALUE	109,835
TOTAL LAND VALUE - MARKET	974,992
TOTAL MARKET VALUE	1,333,738
SOH/AGL Deduction	19,382
ASSESSED VALUE	1,314,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,314,356
TOTAL JUST VALUE	1,333,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,194,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990761	XFOB	137,000	06/28/1999
7770	NEW CONSTR	2,000	06/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0664/1197	8/04/1992	TD	U	I	09	432,300
GRANTOR: JOHNSON GLORIA S FAMI						
GRANTEE: EGANS CREEK MARINA						
0664/1195	8/04/1992	QC	U	I	10	100
GRANTOR: JOHNSON GLORIA FAMILY						
GRANTEE: JOHNSON GLORIA S FA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S48 E18 FOP=[YR=1993] E6 N12 W6 S12 $ N12 E18 N36 $ PTR= S56 UST=[YR=1993] S13 W13 N13 E13 $ N56 $.

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
11	0304	DOCK MD WD	0	0	30	8	240.00	SF	28.00	28.00	100	2001	2001	3	28	1,882	
12	0310	AL GANG WY	0	0	0	0	26.00	LF	115.00	115.00	100	1995	1995	3	20	598	
13	0302	FLT DOCK C	0	0	9	6	54.00	SF	50.00	50.00	100	1995	1995	3	20	540	
14	0302	FLT DOCK C	0	0	60	6	350.00	SF	50.00	50.00	100	1995	1995	3	20	3,500	
15	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	800	
16	0304	DOCK MD WD	0	0	42	8	336.00	SF	28.00	28.00	100	2001	2001	3	28	2,634	
17	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1997	1997	3	40	1,244	
18	0310	AL GANG WY	0	0	0	0	32.00	LF	115.00	115.00	100	1995	1995	3	20	736	
19	0350	CARPORT WD	0	0	14	12	168.00	SF	13.00	13.00	100	2001	2001	3	20	437	
20	0302	FLT DOCK C	0	0	10	5	50.00	SF	50.00	50.00	100	2001	2001	3	20	500	

TOTAL OB/XF 12,871

LAND DESCRIPTION

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

REVIEW DATE 07/07/2022 BY KK Total Acres: 8.46 Total Land Value: 974,992 Market: 0 Agricultural: 0 Common: 974,992 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

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

PAGE 3 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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BASE TAXABLE VALUE	1,314,356
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,194,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: JOHNSON GLORIA S FAMI						
GRANTEE: EGANS CREEK MARINA						
0664/1195	8/04/1992	QC	U	I	10	100
GRANTOR: JOHNSON GLORIA FAMILY						
GRANTEE: JOHNSON GLORIA S FA						

BLD DATE	07/07/2022	KK	LGL DATE	
XF DATE	07/07/2022	KK	LAND DATE	05/07/2025 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
21	0302	FLT DOCK C	0	0	902	8	7,216.00	SF	50.00	50.00	100	2001	2001	3	20	72,160	
22	0317	DCK PLNG W	0	0	0	0	23.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	4,600	
23	0315	UTILTY POD	0	0	0	0	21.00	UT	600.00	600.00	100	2001	2001	3	20	2,520	
24	1242	WD DECK A	0	0	0	0	480.00	SF	13.50	13.50	100	1990	1990	3	20	1,296	
25	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1983	1983	3	20	64	
26	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	1983	1983	3	20	18	
27	0424	CL FNC 6'	0	0	0	0	19.00	LF	20.00	20.00	100	1997	1997	3	39	148	
28	0300	BOAT DCK W	0	0	10	8	80.00	SF	40.00	40.00	100	2001	2001	3	28	896	

LAND DESCRIPTION

TOTAL OB/XF 81,702

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

REVIEW DATE 07/07/2022 BY KK Total Acres: 8.46 Total Land Value: 974,992 Market: 0 Agricultural: 0 Common: 974,992 PRINTED 07/30/2025 BY SYS