W 170FT OF S 280FT OF LOT 206
& W 170FT OF N 292.5FT OF
LOT 207 IN OR 857/28

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

00-00-31-1600-0206-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		35 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

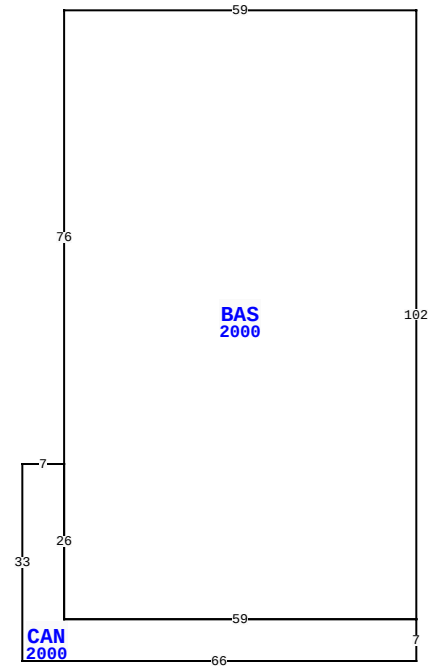
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,018	100	2000	6,018	772,372
CAN	644	30	2000	193	24,770
TOTALS	6,662			6,211	797,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	6,211	103.0503	166.68	1,035,249	2000	2000	0	0	0	23.00	77.00

1 MDL OFFICE – 0% - 0 Heated Area: 6018 HX Base Yr



BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	01/12/2021 KK
INC DATE			AG DATE	

1620 NECTARINE ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		797,142
TOTAL MARKET OB/XF VALUE		29,637
TOTAL LAND VALUE - MARKET		559,082
TOTAL MARKET VALUE		1,385,861
SOH/AGL Deduction		33,382
ASSESSED VALUE		1,352,479
TOTAL EXEMPTION VALUE	03	1,352,479
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,385,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,408,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190038	REPAIR/RRF	6,000	10/18/2019
20190033	REMODEL	115,890	05/13/2019
M00-4383	H/AC	0	04/01/2000
B996053	NEW CONSTR	0	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0857/0028	11/30/1998	QC	Q	V	06	100

GRANTOR: BAPTIST MEDICAL CENTE

GRANTEE: NASSAU COUNTY BOARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W59 S76 CAN=[YR=2000] W7 S33 E66 N7 W59 N26 $ S26 E59 N102 $.

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	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2000	2000	3	83	311	
2	0422	CL FNC 4'	0	0	0	0	61.00	LF	15.00	15.00	100	2000	2000	3	48	439	
3	0803	ASPHALT C	0	0	0	0	9,650.00	SF	2.00	2.00	100	2000	2000	3	50	9,650	
4	0400	CONC CURB	0	0	2	34	68.00	LF	15.00	15.00	100	2000	2000	3	83	847	
5	0810	CONCRETE A	0	0	3	40	120.00	SF	6.50	6.50	100	2000	2000	3	77	601	
6	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2000	2000	3	77	125	
7	0810	CONCRETE A	0	0	3	12	36.00	SF	6.50	6.50	100	2000	2000	3	77	180	
8	0811	CONCRETE B	0	0	0	0	786.00	SF	5.20	5.20	100	2000	2000	3	77	3,147	
9	0855	CONC PAVER	0	0	6	6	36.00	SF	10.00	10.00	100	2000	2000	3	77	277	
10	0855	CONC PAVER	0	0	18	18	324.00	SF	10.00	10.00	100	2000	2000	3	77	2,495	

TOTAL OB/XF 18,072

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	008600	C	COUNTY	0	0006	C-2	0.00	0.00	97,231.64	SF		1.00	1.00	1.00	5.75	5.75	559,082							

REVIEW DATE 01/12/2021 BY KK Total Acres: 0.00 Total Land Value: 559,082 Market: 0 Agricultural: 0 Common: 559,082 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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GRANTOR: BAPTIST MEDICAL CENTE

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BUILDING NOTES

BUILDING DIMENSIONS

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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	0855	CONC PAVER	0	0	10	10	100.00	SF	10.00	10.00	100	2000	2000	3	77	770	
12	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	9,715	
13	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2000	2000	3	48	1,080	

LAND DESCRIPTION

TOTAL OB/XF 11,565

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

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