



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	07	NONE 60
Interior Wall	04	PLYWOOD 40
Interior Floo	03	CONC FINSH 60
Interior Floo	02	MIN PLYWD 40
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		16 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		5 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
QUANTITY	02	QUANTITY 10000 02
DOR CODE		4800 WAREHOUSE-STORAGE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	462	185	1995	855	1,138
AOF	468	185	1995	866	1,153
BAS	636	100	1995	636	847
BAS	1,008	100	1995	1,008	1,342
TOTALS	2,574			3,365	4,480

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0819	CONC 12"	0	0	16	4		64.00	SF 9.50
2	0424	CL FNC 6'	0	0	0	0		220.00	LF 20.00
3	0463	FENCE GATE	0	0	0	0		4.00	UT 300.00
4	0424	CL FNC 6'	0	0	0	0		16.00	LF 20.00
5	0304	DOCK MD WD	0	0	0	0		540.00	SF 28.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001005	C	COMM WATER	0	0006	W-1	180.00	40.00	14,700.00
2	009500	C	SUBMERGED	0		W-1	0.00	0.00	0.32

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
4803	06	3,365	58.2132	26.63	89,610	1995	1995	0	0	5	42.00	5.00
1 STOR WAREH - 0% - 0 Heated Area: 2574 HX Base Yr												
105 N FRONT ST, FERNANDINA BEACH												

BLD DATE	12/28/2021	KK	LGL DATE	
XF DATE	12/28/2021	KK	LAND DATE	
INC DATE		KK	AG DATE	
03/27/2025				DC

TOTAL OB/XF												
7,599												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					4,480				
TOTAL MARKET OB/XF VALUE					7,599				
TOTAL LAND VALUE - MARKET					808,508				
TOTAL MARKET VALUE					820,587				
SOH/AGL Deduction					453,846				
ASSESSED VALUE					366,741				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					366,741				
TOTAL JUST VALUE					820,587				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					747,724				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160385	REPLACE CL FENCE	0	02/15/2016
20140988	OTHER	975	05/15/2014
10632	REMODEL	3,600	07/31/1997
8570	REPAIR/RRF	1,000	09/15/1994
5322	REPAIR/RRF	800	04/18/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1916/0391	5/06/2014	SW	Q	I	05	2,000,000			
GRANTOR: FERNANDINA HOLDINGS L									
GRANTEE: FRONT STREET PROPER									
1916/0388	4/29/2014	QC	U	I	11	8,700			
GRANTOR: O'DONNELL DANNWOLF &									
GRANTEE: FERNANDINA HOLDINGS									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W45 N14 W18 S26 BAS=[YR=1995] S26 E18 N12 E12									
AOF=[YR=1995] E33 N14 W33 S14 \$ N14 W30 \$ E63 N12 \$ PTR= E15									
AOF=[YR=1995] E18 S26 W18 N26 \$ W15 \$.									