

WATER LOTS 9,10,11,12,13,14 &
PT OF WATER LOT 8 &
ABND N FRONT ST

OCEAN HIGHWAY & PORT AUTHORITY OF NASSAU COUNTY
516 S 10TH ST, STE 103
FERNANDINA BEACH, FL 32034

2025

00-00-31-1760-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	ASPH TILE 100
Ceiling	05	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	05	STEEL 100
Story Height	10	100
RMS	4	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100	2003	108	13,380
BAS	252	100	2003	252	31,219
CAN	160	30	2003	48	5,947
FST	210	50	2003	105	13,008
FUS	1,200	100	2003	1,200	148,663
STR	20	10	2003	2	248
STR	36	10	2003	4	495
UGR	630	40	2003	252	31,219

TOTALS	2,616			1,971	244,179
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0950	SHIP DOCK	0	0	0	0	82,328.00	SF	125.00
2	0950	SHIP DOCK	0	0	0	0	25,604.00	SF	125.00
3	0812	CONCRETE C	0	0	0	0	26,611.00	SF	4.00
4	0803	ASPHALT C	0	0	0	0	30,009.00	SF	2.00
5	0400	CONC CURB	0	0	0	0	378.00	LF	15.00
6	0819	CONC 12"	0	0	106	60	6,360.00	SF	9.50
7	0819	CONC 12"	0	0	90	60	5,400.00	SF	9.50
8	0819	CONC 12"	0	0	72	60	4,320.00	SF	9.50
9	0350	CARPORT WD	0	0	150	60	9,000.00	SF	39.00
10	0350	CARPORT WD	0	0	120	60	7,200.00	SF	39.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	008600	C	COUNTY	0	0006	IW	0.00	0.00	108,000.00
2	009500	C	SUBMERGED	0	0006	IW	0.00	0.00	5.02

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	1,971	107.5305	151.08	297,779	2003	2003	0	0	0	18.00	82.00	
1 OFFICE - 0% - 0													
Heated Area: 1560													
HX Base Yr													

N FRONT ST, FERNANDINA BEACH	BLD DATE 09/14/2021	KK	LGL DATE	
	XF DATE		LAND DATE	05/09/2024
	INC DATE		AG DATE	DC

L N	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	0950	SHIP DOCK	0	0	0	0	82,328.00	SF	125.00	125.00	100	1987	1987	3	89	9,158,990	
2	0950	SHIP DOCK	0	0	0	0	25,604.00	SF	125.00	125.00	100	1991	1991	3	89	2,848,445	
3	0812	CONCRETE C	0	0	0	0	26,611.00	SF	4.00	4.00	100	1991	1991	3	59.5	63,334	
4	0803	ASPHALT C	0	0	0	0	30,009.00	SF	2.00	2.00	100	1991	1991	3	50	30,009	
5	0400	CONC CURB	0	0	0	0	378.00	LF	15.00	15.00	100	1991	1991	3	68	3,856	
6	0819	CONC 12"	0	0	106	60	6,360.00	SF	9.50	9.50	100	1987	1987	3	49.5	29,908	
7	0819	CONC 12"	0	0	90	60	5,400.00	SF	9.50	9.50	100	1987	1987	3	49.5	25,394	
8	0819	CONC 12"	0	0	72	60	4,320.00	SF	9.50	9.50	100	1987	1987	3	49.5	20,315	
9	0350	CARPORT WD	0	0	150	60	9,000.00	SF	39.00	39.00	100	2003	2003	3	20	70,200	
10	0350	CARPORT WD	0	0	120	60	7,200.00	SF	39.00	39.00	100	2003	2003	3	20	56,160	

TOTAL OB/XF													
12,306,611													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	008600	C	COUNTY	0	0006	IW	0.00	0.00	108,000.00	SF		1.00	1.00
2	009500	C	SUBMERGED	0	0006	IW	0.00	0.00	5.02	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	244,179		
TOTAL MARKET OB/XF VALUE	12,343,048		
TOTAL LAND VALUE - MARKET	5,400,126		
TOTAL MARKET VALUE	17,987,353		
SOH/AGL Deduction	0		
ASSESSED VALUE	17,987,353		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	17,987,353		
TOTAL JUST VALUE	17,987,353		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	17,825,758		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6492	NEW CONSTR	1,600,000	04/19/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0586/0611	12/19/1989	WD	U	I	09	948,800	
GRANTOR: VAN OMMEREN PORT							
GRANTEE: OCEAN HWY & PORT							
0586/0614	12/14/1989	WD	U	V	09	1,496,200	
GRANTOR: FERNANDINA PORT DEVEL							
GRANTEE: OCEAN HIGHWAY & POR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W28 BAS=[YR=2003] W12 S9 UGR=[YR=2003] S21 E30 FST=[YR=2003] E10 N21 W10 S21\$ N21 W30\$ E12 N9\$ S9 E28 N9\$ PTR= E15 FUS=[YR=2003] E40 S30 W40 N30\$ STR=[YR=2003] S5 W4 N9 E4 S4\$ CAN=[YR=2003] N4 E40 STR=[YR=2003] E5 S4 W5 N4\$ S4 W40\$ W15\$.									

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