PT OF LOT 25 "25-2L"
UNR LEASE
FNDA BCH WATER LOTS SUB

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

2025

00-00-31-1760-0025-002L

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

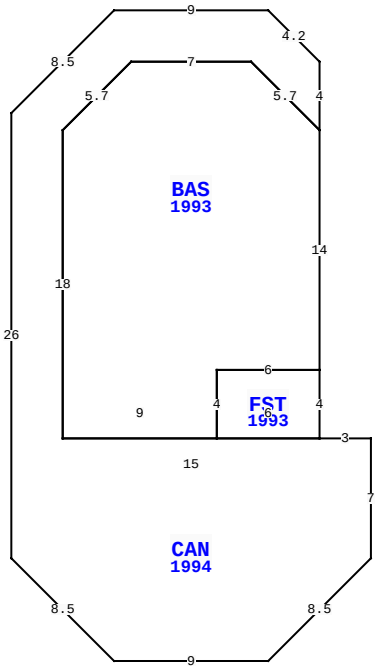
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	07	CONC TILE 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	290	100	1993	290	22,398
CAN	351	30	1994	105	8,110
FST	24	50	1993	12	927
TOTALS	665			407	31,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	407	105.7172	148.53	60,452	1988	1988	0	0	0	48.00	52.00

2 OFFICE – 0% - 0 Heated Area: 290 HX Base Yr



BLD DATE	03/28/2025 KWA	LGL DATE	
XF DATE		LAND DATE	03/27/2025 DC
INC DATE		AG DATE	

3 S FRONT ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		31,435
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		12,375
TOTAL MARKET VALUE		43,810
SOH/AGL Deduction		0
ASSESSED VALUE		43,810
TOTAL EXEMPTION VALUE	04	43,810
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		43,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,114

AMELIA ISLAND CHARTER BOAT ASSOCIATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190102	XFOB	6,200,000	10/24/2019
20140827	ELEC OTHER	18,904	04/28/2014
20102025	ELEC OTHER	800	11/29/2010
20101509	SIGN	3,650	09/03/2010
20101430	REMODEL	1,200	08/26/2010
20020683	REMODEL	1,300	04/22/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] U3 L3 W9 D6 L6 S26 D6 R6 E9 U6 R6 N7 W3 FST=[YR=1993] W6 BAS=[YR=1993] W9 N18 U4 R4 E7 D4 R4 S14 W6 S4$ N4 E6 S4$ W15 N18 U4 R4 E7 D4 R4 N4$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	IW	0.00	0.00	225.00	SF		1.00	1.00	1.00	55.00	55.00	12,375							

REVIEW DATE 03/28/2025 BY KWA Total Acres: 0.00 Total Land Value: 12,375 Market: 0 Agricultural: 0 Common: 12,375 PRINTED 07/30/2025 BY SYS