

PT OF LOTS 28 & 29 "25-3L"
UNR LEASE DATED 5-6-2008
{ATL SEAFOOD-LESSEE}

CITY OF FERNANDINA BEACH/
C/O ATLANTIC SEAFOOD, 204 ASH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1760-0025-003L



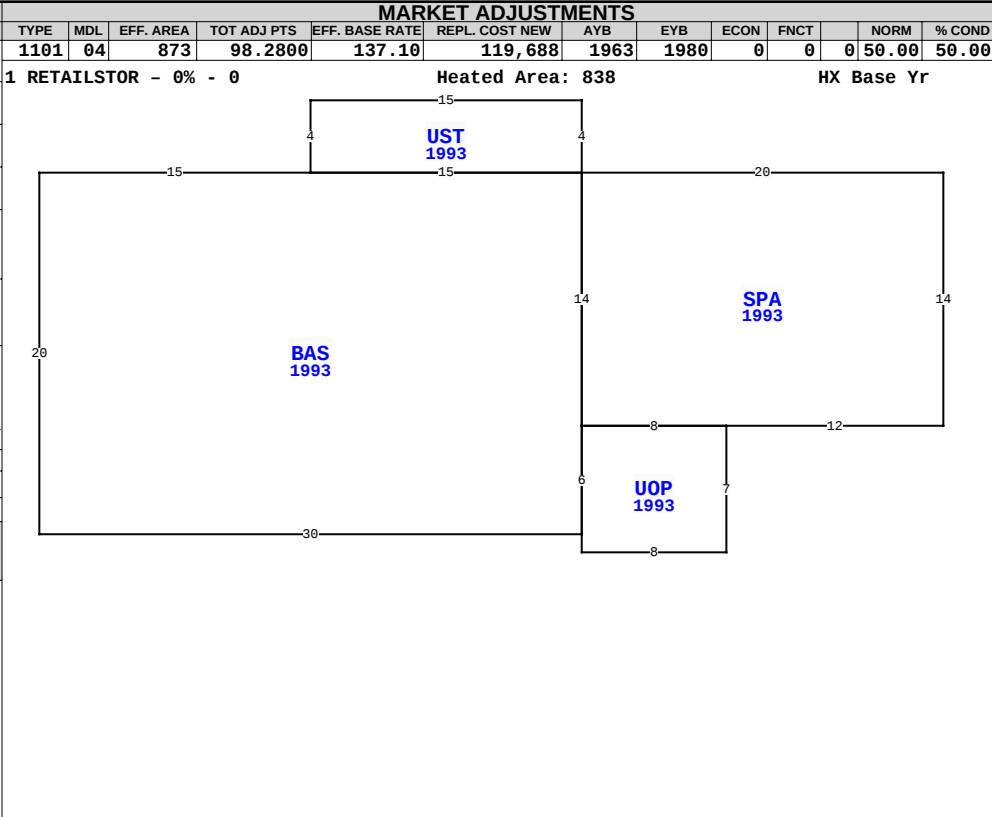
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	1	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	9000	LEASEHOLD INTEREST
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	600	100	1993	600	41,130
SPA	280	85	1993	238	16,315
UOP	56	20	1993	11	754
UST	60	40	1993	24	1,645
TOTALS	996			873	59,844

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00		
3	0446	BOX FNC 6'	0	0	0	0	99.00	LF	20.00		
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	009000	C	LEASE INT	0		IW	0.00	0.00	1,316.00	SF	



BLD DATE	03/28/2025	KWA	LGL DATE	
XF DATE	03/28/2025	KWA	LAND DATE	
INC DATE			AG DATE	
10 ASH ST, FERNANDINA BEACH			03/27/2025	DC

TOTAL OB/XF											
1	009000	C	LEASE INT	0		IW	0.00	0.00	1,316.00	SF	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	59,844										
TOTAL MARKET OB/XF VALUE	1,884										
TOTAL LAND VALUE - MARKET	72,380										
TOTAL MARKET VALUE	134,168										
SOH/AGL Deduction	15,191										
ASSESSED VALUE	118,917										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	118,917										
TOTAL JUST VALUE	134,168										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	108,106										

LEASED BY : ATLANTIC SEAFOOD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-35,0] W15 S20 E30 N6 N14 W15 \$											
SPA=[YR=1993;ORIG=0,0] W20 S14 E8 E12 N14 \$											
UST=[YR=1993;ORIG=-20,0] N4 W15 S4 E15 \$											
UOP=[YR=1993;ORIG=-20,20] S1 E8 N7 W8 S6 \$											