

**CITY OF FERNANDINA BEACH**  
3 SOUTH FRONT ST  
FERNANDINA BEACH, FL 32034

**00-00-31-1760-0025-005L**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structur04WOOD TRUSS 100

Roof Cover12MODULAR MT 100

Interior Wall02WALL BD/WD 100

Interior Floo03CONC FINSH 100

Ceiling02F.NOT SUS 100

Air Condition01NONE 100

Heating Type01NONE 100

Fixtures Frame020 100  
WOOD FRAME 100

Story Height8 100

RMS Stories Units1.0 100  
1. 100  
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE9000LEASEHOLD INTEREST

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1004.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS801002020807,286

CAN146302020444,007

TOTALS22612411,294

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDQ% CONDOB/XF MKT VALUENOTES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

17010412466.150092.9411,52520202020002.0098.00

1 OFFICE - 0% - 0Heated Area: 80HX Base Yr

BLD DATE03/28/2025KWA

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/01/2021KK

TOTAL OB/XF0

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1009000CLEASE INT0IW0.000.001.00UT1.001.001.00100.00100.00100OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE11,294

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET100

TOTAL MARKET VALUE11,394

SOH/AGL Deduction3,033

ASSESSED VALUE8,361

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE8,361

TOTAL JUST VALUE11,394

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE11,611

DOCKHOUSE PER CITY

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W10 S8 E10 N8\$ CAN=[YR=2020] N1 W14 S11 E2 S2 E14 N2 E2 N11 W4 S9 W10 N8 E10\$.

REVIEW DATE03/28/2025BYKWA

Total Acres: 0.00Total Land Value: 100Market: 0Agricultural: 0Common: 100PRINTED 07/30/2025 BY SYS