LOTS 29 30 31 32 33 & PT LOT 34
(EX LEASE PARCEL 25-3L)
IN OR 772/1200

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1760-0029-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.0400		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

123 S FRONT ST, FERNANDINA BEACH

BLD DATE	03/28/2025	KWA	LGL DATE	02/04/2025 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		658,804
TOTAL LAND VALUE - MARKET		4,675,113
TOTAL MARKET VALUE		5,333,917
SOH/AGL Deduction		2,967,774
ASSESSED VALUE		2,366,143
TOTAL EXEMPTION VALUE	04	2,366,143
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,333,917
NCON VALUE		491,191
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,671,477

CITY MARINA PARKING LOTS : C & D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0115	NEW OPEN AIR PAVI	267,000	04/24/2025
2025-0114	NEW FREE STANDING	183,300	03/07/2025
8404	XFOB	1,700	06/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0772/1200	10/02/1996	WD	Q	I	06	375,000
GRANTOR: CENTRE STREET PROPERT						
GRANTEE: CITY OF FERNANDINA						
0339/0639	7/01/1980	WD	Q	I		200,000
GRANTOR: STONE HYMAN FITZHUGH						
GRANTEE: CITY OF FERNANDINA						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0300	BOAT DCK W	0	0	0	0	725.00	SF	40.00	40.00	100	2008	2008	3	48	13,920	
2	0302	FLT DOCK C	0	0	244	8	1,952.00	SF	50.00	50.00	100	2008	2008	3	31	30,256	
4	0316	DCK PLNG C	0	0	0	0	5.00	UT	2,000.00	2,000.00	100	2008	2008	3	31	3,100	
7	0921	CWALL-CC P	0	0	0	0	750.00	LF	660.00	660.00	100	2025	2022	3	99	490,050	
8	0350	CARPORT WD	0	0	16	13	208.00	SF	13.00	13.00	100	2008	2008	3	31	838	
9	0811	CONCRETE B	0	0	31	20	620.00	SF	5.20	5.20	100	2008	2008	3	88	2,837	
10	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2008	2008	3	72	5,465	
11	0350	CARPORT WD	0	0	16	13	208.00	SF	13.00	13.00	100	2008	2008	3	31	838	
13	0810	CONCRETE A	0	0	23	5	115.00	SF	6.50	6.50	100	2008	2008	3	88	658	
14	0402	CONC BUMPE	0	0	0	0	36.00	UT	25.00	25.00	100	2025	2021	3	99	891	

TOTAL OB/XF 548,853

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004030	C	INDUST WATER	0	0003	REC			85,000.00	SF		1.00	1.00	1.00	55.00	55.00	4,675,000							
2	009500	C	SUBMERGED	0	0003	REC	143.00	82.00	3.90	AC		1.00	1.00	1.00	25.00	25.00	98							
3	009620	C	MARSH	0		REC			0.15	AC		1.00	1.00	1.00	100.00	100.00	15							

REVIEW DATE 07/17/2025 BY KW Total Acres: 6.00 Total Land Value: 4,675,113 Market: 0 Agricultural: 0 Common: 4,675,113 PRINTED 07/30/2025 BY SYS

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123 S FRONT ST, FERNANDINA BEACH

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
15	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2025	2024	3	100	250	
20	0310	AL GANG WY	0	0	0	0	36.00	LF	115.00	115.00	100	2008	2008	3	31	1,283	
29	0302	FLT DOCK C	0	0	168	8	1,344.00	SF	50.00	50.00	100	2019	2019	3	82	55,104	
31	0316	DCK PLNG C	0	0	0	0	4.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	6,560	
36	0812	CONCRETE C	0	0	275	12	3,300.00	SF	4.00	4.00	100	2025	2022		99	13,068	
37	0812	CONCRETE C	0	0	475	10	4,750.00	SF	4.00	4.00	100	2025	2022		99	18,810	
38	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2025	2022		98	14,876	

LAND DESCRIPTION

TOTAL OB/XF 109,951

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/17/2025 BY KW Total Acres: 6.00 Total Land Value: 4,675,113 Market: 0 Agricultural: 0 Common: 4,675,113 PRINTED 07/30/2025 BY SYS