BLOCK 1 LOT 17
EX S-1
CITY OF FDNA BEACH

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

2025

00-00-31-1800-0001-0170

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

50 ALACHUA ST, FERNANDINA BEACH

BLD DATE	10/21/2021	KK	LGL DATE	10/21/2021 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		6,816
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		51,816
SOH/AGL Deduction		7,527
ASSESSED VALUE		44,289
TOTAL EXEMPTION VALUE	04	44,289
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		51,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

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	0424	CL FNC 6'	0	0	0	0	129.00	LF	23.00	23.00	100	2001	2001	3	52	1,543	
2	0810	CONCRETE A	0	0	0	0	204.00	SF	6.50	6.50	100	2001	2001	3	79	1,048	
3	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2001	2001	3	100	200	
4	0812	CONCRETE C	0	0	47	25	1,175.00	SF	4.00	4.00	100	2001	2001	3	79	3,713	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	52	312	

LAND DESCRIPTION

TOTAL OB/XF 6,816

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	008900	C	MUNICIPAL	0		C-2	25.00	50.00	1,250.00	SF		1.00	1.00	0.60	60.00	36.00	45,000							

REVIEW DATE 10/21/2021 BY KK Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS