BLOCK 2 LOTS 29 THRU 33
IN OR 2471/1649
CITY OF FDNA BEACH

I P HOLDINGS GROUP LLC
316 ASH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0002-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 50
Interior Floo	09	PINE WOOD 50
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		1 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

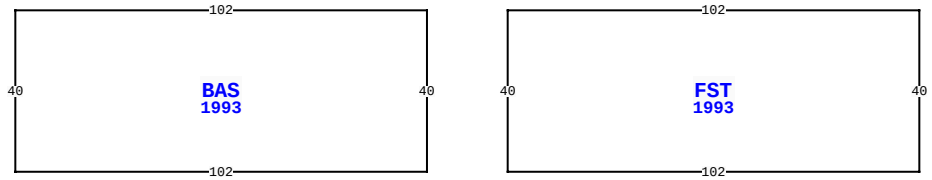
DOR CODE 1100 STORES, 1 STORY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,080	100	1993	4,080	111,702
FST	4,080	50	1993	2,040	55,851
TOTALS	8,160			6,120	167,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	6,120	65.4177	91.26	558,511	1882	1970	0	0	20	50.00	30.00

1 RETAILSTOR – 0% - 0 Heated Area: 4080 HX Base Yr



101 N 2ND ST, FERNANDINA BEACH

BLD DATE	07/20/2021	KK	LGL DATE	
XF DATE	07/20/2021	KK	LAND DATE	03/27/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,553
TOTAL MARKET OB/XF VALUE	14,923
TOTAL LAND VALUE - MARKET	812,500
TOTAL MARKET VALUE	994,976
SOH/AGL Deduction	208,916
ASSESSED VALUE	786,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	786,060
TOTAL JUST VALUE	994,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	714,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/1649	6/18/2021	SW	Q	I	01	750,000

GRANTOR: FRONT STREET ALACHUA
GRANTEE: I P HOLDINGS GROUP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W102 S40 E102 N40$ PTR= E20 FST=[YR=1993] E102 S40 W102 N40$ W20 $.

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	0430	CL FNC 6B	0	0	0	0	44.00	LF	9.70	9.70	100	1980	1980	3	20	85	
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1980	1980	3	20	150	
3	0966	FIRE SPRNK	0	0	0	0	8,160.00	SF	3.00	3.00	100	1950	1950	3	60	14,688	

LAND DESCRIPTION

TOTAL OB/XF 14,923

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	001100	C	STORE 1FLR	0	0006	C-3	0.00	0.00	12,500.00	SF		1.00	1.00	1.00	65.00	65.00	812,500							

REVIEW DATE 07/20/2021 BY KK Total Acres: 0.00 Total Land Value: 812,500 Market: 0 Agricultural: 0 Common: 812,500 PRINTED 07/30/2025 BY SYS