

BLOCK 5 ALL LOTS &
BLOCK 6 LOTS 1 THRU 18 &
31 THRU 34 & S1/2 OF

OCEAN HIGHWAY & PORT AUTHORITY OF NASSAU COUNTY
516 S 10TH ST, STE 103
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0005-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	08	SHT VINYL 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	02	WINDOW 100		
Heating Type	03	FORCED AIR 100		
Fixtures		0 100		
Frame	02	WOOD FRAME 100		
Story Height		8 100		
RMS		2 100		
Stories	2.	2. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality		03 Quality Level 03		
DOR CODE	8900 MUNICIPAL			
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1010.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	1987	120	9,078
CAN	200	30	1987	60	4,539
FUS	120	100	1987	120	9,078
TOTALS	440			300	22,696

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	
2	0431	CL FNC 8B	0	0	0	0	295.00	LF	12.50	12.50	
3	2701	QUONSET GD	0	0	220	70	15,400.00	SF	15.00	15.00	
4	0810	CONCRETE A	0	0	38	4	152.00	SF	6.50	6.50	
5	0803	ASPHALT C	0	0	0	0	4,291.00	SF	2.00	2.00	
6	0505	FLAGPOLE A	0	0	0	0	28.00	LF	50.00	50.00	
7	0430	CL FNC 6B	0	0	0	0	47.00	LF	9.70	9.70	
8	0819	CONC 12"	0	0	0	0	276.00	SF	9.50	9.50	
9	0810	CONCRETE A	0	0	0	0	250.00	SF	6.50	6.50	
10	0400	CONC CURB	0	0	0	0	209.00	LF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	004900	C	OPEN STRGE	0		IW	0.00	0.00	429,300.00	SF	
2	008900	C	MUNICIPAL	0		MU-1	150.00	100.00	100.00	FF	
3	009620	C	MARSH	0		IW	0.00	0.00	2.20	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	300	69.9300	98.25	29,475	1987	2000	0	0	23.00	77.00
1 OFFICE - 0% - 0											
Heated Area: 240											
HX Base Yr											
BLD DATE 09/14/2021 KK LGL DATE 05/09/2024 DC											
XF DATE 09/14/2021 KK LAND DATE											
INC DATE AG DATE											

TOTAL OB/XF											
233,537											

NASSAU COUNTY PROPERTY			
PAGE 1 of 5			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		79,501	
TOTAL MARKET OB/XF VALUE		2,310,497	
TOTAL LAND VALUE - MARKET		11,032,720	
TOTAL MARKET VALUE		13,422,718	
SOH/AGL Deduction		7,012,534	
ASSESSED VALUE		6,410,184	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		6,410,184	
TOTAL JUST VALUE		13,422,718	
NCON VALUE		326,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		13,105,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2024-0	NEW 100X220 PRE-E	1,000,000	08/21/2024
20200125	STORAGE STRUCTURE	250,000	02/03/2021
5461	XF0B	9,600	07/07/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0724/1386	3/01/1995	WD U	V		07	100	
GRANTOR: FERNANDINA PORT DEVEL							
GRANTEE: OCEAN HIGHWAY & POR							
0694/0650	12/14/1993	WD U	I		09	200,000	
GRANTOR: CCA							
GRANTEE: OCEAN HWY & PORT AU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1987] W12 S10 E12 N10\$ PTR= E20 CAN=[YR=1987] E20 S18 W16 N4 FUS=[YR=1987] N10 E12 S10 W12\$ E12 N10 W12 S4 W4N8\$ W20\$.											

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