BLOCK 6 LOTS N1/2 OF 27
28 29 30
PT OR 586/614

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

2025

00-00-31-1800-0006-0271

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

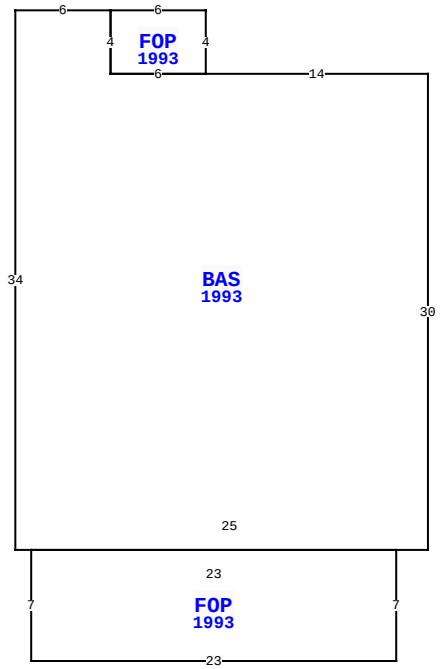
DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	804	100	1993	804	59,046
FOP	24	30	1993	7	514
FOP	161	30	1993	48	3,525
TOTALS	989			859	63,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	01	859	118.8000	166.91	143,376	1935	1985	0	0	0	56.00	44.00

1 OFFICE – 0% - 0 Heated Area: 804 HX Base Yr



403 N 3RD ST, FERNANDINA BEACH

BLD DATE	07/07/2022	KK	LGL DATE	
XF DATE	07/07/2022	KK	LAND DATE	05/22/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,389
TOTAL MARKET OB/XF VALUE		2,298
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		346,187
SOH/AGL Deduction		162,468
ASSESSED VALUE		183,719
TOTAL EXEMPTION VALUE	03	183,719
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		346,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220269	REPAIR-WINDOWS	0	04/21/2022
20141271	SIGN	709	06/13/2014
20070153	H/AC	2,900	01/30/2007
7616	ADDITION	22,200	04/01/1993
4578	NEW CONSTR	30,000	11/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0586/0614	12/19/1989	WD	U	I	09	1,496,200
GRANTOR: VAN OMMEREN PORT						
GRANTEE: OCEAN HWY & PORT						
0582/0264	10/23/1989	WD	U	I	09	963,500
GRANTOR: FDNA PORT DEVELOP						
GRANTEE: VAN OMMEREN PORT DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N4 W6 S4 E6 $ W6 N4 W6 S34 E1 FOP=[YR=1993] S7 E23 N7 W23 $ E25 N30 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	0	21	5	105.00	SF	6.50	6.50	100	1988	1988	3	52	355	
3	0825	BRICK	0	0	4	5	20.00	SF	12.50	12.50	100	1935	1935	3	20	50	
4	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1988	1988	3	20	240	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1988	1988	3	25	113	

LAND DESCRIPTION

TOTAL OB/XF 2,298

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	004800	C	WAREHOUSE	0	0006	MU-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 07/07/2022 BY KK Total Acres: 0.11 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS

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2025

00-00-31-1800-0006-0271

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

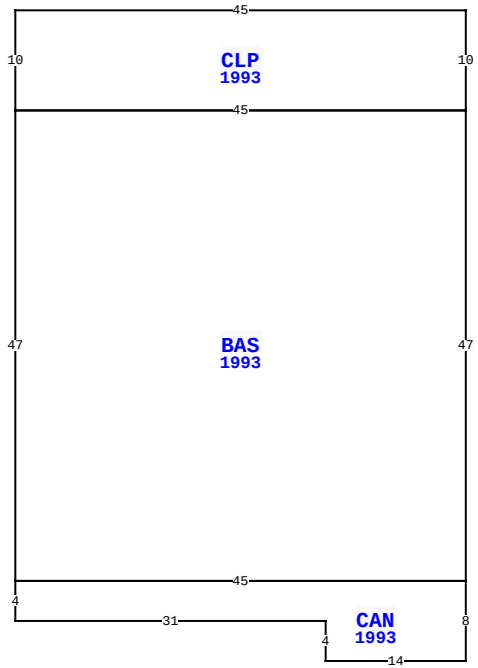
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	1993	2,115	37,291
CAN	236	30	1993	71	1,252
CLP	450	60	1993	270	4,761
TOTALS	2,801			2,456	43,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,456	98.8260	45.21	111,036	1988	1988	0	0	0	61.00	39.00

2 STOR WAREH – 0% - 0 Heated Area: 2115 HX Base Yr



403 N 3RD ST, FERNANDINA BEACH

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PREVIOUS YEAR MKT VALUE		317,030

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SALES DATA

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GRANTOR: FDNA PORT DEVELOP						
GRANTEE: VAN OMMEREN PORT DE						

BUILDING NOTES

BUILDING DIMENSIONS

CLP=[YR=1993] W45 S10 BAS=[YR=1993] S47 CAN=[YR=1993] S4 E31 S4 E14 N8 W45 $ E45 N47 W45 $ E45 N10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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