BLOCK 9 LOTS 8 THRU 14
IN OR 818/1329
CITY OF FDNA BEACH

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

2025

00-00-31-1800-0009-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8901	MUNICIPAL VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

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

N 2ND & BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		14,464
TOTAL LAND VALUE - MARKET		750,080
TOTAL MARKET VALUE		764,544
SOH/AGL Deduction		376,938
ASSESSED VALUE		387,606
TOTAL EXEMPTION VALUE	04	387,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		764,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141458	XFOB PARKING LOT	5,000	07/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0818/1329	1/02/1998	WD	Q	V		100,000
GRANTOR: FREEMAN CORINNE P						
GRANTEE: CITY OF FDNA BEACH						
0231/0320	1/01/1977	FS	U	V		100
GRANTOR:						
GRANTEE:						

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	0400	CONC CURB	0	0	0	0	732.00	LF	15.00	15.00	100	2014	2014	3	96	10,541	
2	0810	CONCRETE A	0	0	20	17	340.00	SF	6.50	6.50	100	2014	2014	3	94	2,077	
3	0402	CONC BUMPE	0	0	0	0	26.00	UT	25.00	25.00	100	2014	2014	3	96	624	
4	0810	CONCRETE A	0	0	40	5	200.00	SF	6.50	6.50	100	2014	2014	3	94	1,222	

LAND DESCRIPTION

TOTAL OB/XF 14,464

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	0006	C-2	125.00	100.00	18,752.00	SF		1.00	1.00	1.00	40.00	40.00	750,080							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 750,080 Market: 0 Agricultural: 0 Common: 750,080 PRINTED 07/30/2025 BY SYS