BLOCK 10 LOTS 7 & 8
PT OR 993/1183
CITY OF FDNA BEACH

ISLAND ART ASSOCIATION INC
P O BOX 17251
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0010-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04

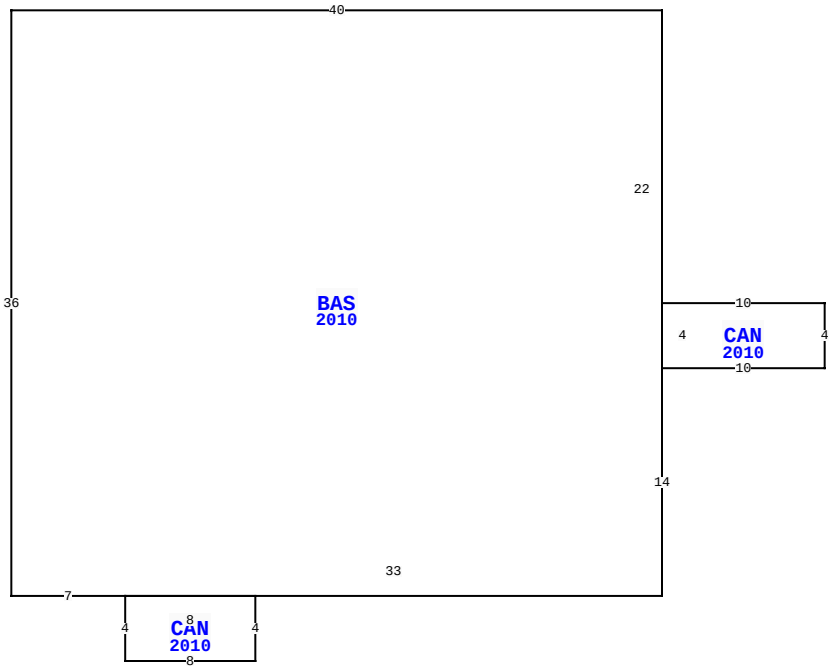
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2010	1,440	184,766
CAN	32	30	2010	10	1,283
CAN	40	30	2010	12	1,540
TOTALS	1,512			1,462	187,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,462	125.8950	137.23	200,630	2010	2010	0	0	0	6.50	93.50

1 CLUB HOUSE – 0% - 0 Heated Area: 1440 HX Base Yr



18 N 2ND ST, FERNANDINA BEACH

BLD DATE	01/07/2022	KK	LGL DATE	
XF DATE	01/07/2022	KK	LAND DATE	03/27/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,589
TOTAL MARKET OB/XF VALUE		17,070
TOTAL LAND VALUE - MARKET		406,250
TOTAL MARKET VALUE		610,909
SOH/AGL Deduction		71,816
ASSESSED VALUE		539,093
TOTAL EXEMPTION VALUE	10	539,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		610,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0993/1183	6/22/2001	WD	Q	I		380,000
GRANTOR: DEVRIES MARGARET A						
GRANTEE: ISLAND ART ASSOCIAT						
0686/1448	8/17/1993	WD	U	V	09	74,000
GRANTOR: COMFORT DALE ETAL						
GRANTEE: CARTER MARGARET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W40 S36 E7 CAN=[YR=2010] S4 E8 N4 W8$ E33 N14
CAN=[YR=2010] E10 N4 W10 S4$ N22$.

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	0810	CONCRETE A	0	0	0	0	463.00	SF	6.50	6.50	100	2001	2001	3	79	2,378	
2	0855	CONC PAVER	0	0	0	0	1,088.00	SF	10.00	10.00	100	2010	2010	3	90	9,792	
3	0462	ST/AL FNC	0	0	0	0	516.00	SF	10.00	10.00	100	2010	2010	3	56	2,890	
4	1126	CB/STC 8"	0	0	0	0	243.00	SF	8.00	8.00	100	2010	2010	3	90	1,750	
5	0851	PATIO STON	0	0	16	3	48.00	SF	0.75	0.75	100	2010	2010	3	90	32	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	

LAND DESCRIPTION

TOTAL OB/XF 17,070

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	007700	C	CLUB	0		C-3	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	65.00	65.00	406,250							

REVIEW DATE 01/07/2022 BY KK Total Acres: 0.00 Total Land Value: 406,250 Market: 0 Agricultural: 0 Common: 406,250 PRINTED 07/30/2025 BY SYS