BLOCK 13 LOTS 22 THRU 25
IN OR 1213/1733
CITY OF FDNA BEACH

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

2025

00-00-31-1800-0013-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		21,563
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		671,563
SOH/AGL Deduction		138,583
ASSESSED VALUE		532,980
TOTAL EXEMPTION VALUE	04	532,980
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		671,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200055	XFOB	5,000	08/13/2020
4831	XFOB	1,200	05/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/1733	3/09/2004	WD	Q	I	03	100
GRANTOR: NASSAU COUNTY						
GRANTEE: CITY OF FDNA BEACH						
0712/1337	8/29/1994	WD	U	V	16	120,000
GRANTOR: LASSERRE E E & LOUISE						
GRANTEE: CITY OF FDNA BEACH						

S 4TH ST, FERNANDINA BEACH

BLD DATE			LGL DATE	
XF DATE	11/23/2020	KK	LAND DATE	03/27/2025 DC
INC DATE			AG DATE	

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	0803	ASPHALT C	0	0	0	0	8,974.00	SF	2.00	2.00	100	2000	2000	3	50	8,974	
2	0400	CONC CURB	0	0	0	0	426.00	LF	15.00	15.00	100	2000	2000	3	83	5,304	
3	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	2000	2000	3	77	150	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	2,429	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2000	2000	3	48	480	
6	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50	6.50	100	2005	2005	3	84	502	
7	1126	CB/STC 8"	0	0	0	0	174.00	SF	8.00	8.00	100	2020	2020	3	98	1,364	
8	0810	CONCRETE A	0	0	9	9	81.00	SF	6.50	6.50	100	2020	2020	3	98	516	
9	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2020	2020	3	100	500	
10	0810	CONCRETE A	0	0	0	0	211.00	SF	6.50	6.50	100	2020	2020	3	98	1,344	

TOTAL OB/XF 21,563

LAND DESCRIPTION

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	002800	C	PARKNG LOT	0		C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	65.00	65.00	650,000							

REVIEW DATE 11/23/2020 BY KK Total Acres: 0.23 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS