BLK 23 LOTS 1,2,16 & W 20 FT
OF LOTS 13 & 15
CITY OF EDNA BEACH OF

UNITED STATES OF AMERICA
U S GOVERNMENT COURT HOUSE &, POST OFFICE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0023-0010

BUILDING CHARACTERISTICS

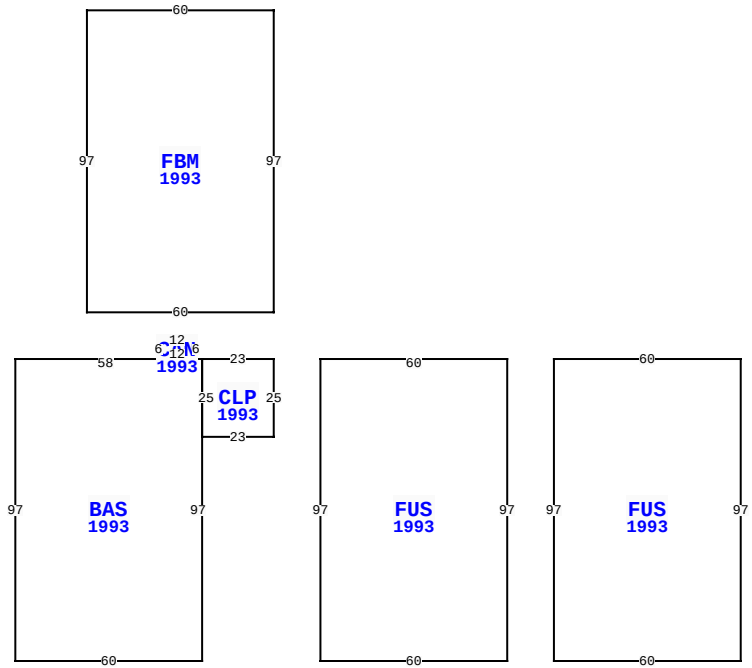
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	08	CLAY TILE 100
Interior Wall	03	PLASTER 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	16	EPOXY STRP 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		34 100
Frame	06	FIREPROOF 100
Story Height		14 100
RMS		21 100
Stories	4.	4. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8800	FEDERAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,820	100	1993	5,820	1,163,884
CAN	72	30	1993	22	4,400
CLP	575	30	1993	172	34,397
FBM	5,820	70	1993	4,074	814,719
FUS	5,820	100	1993	5,820	1,163,884
FUS	5,820	100	1993	5,820	1,163,884
TOTALS	23,927			21,728	4,345,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	21,728	134.9618	277.75	6,034,952	1910	1980	0	0	0	28.00	72.00

1 GOVT BLDG – 0% - 0 Heated Area: 21534 HX Base Yr



401 CENTRE ST, FERNANDINA BEACH

BLD DATE	12/30/2021	KK	LGL DATE	
XF DATE	12/30/2021	KK	LAND DATE	03/27/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,345,165
TOTAL MARKET OB/XF VALUE		9,251
TOTAL LAND VALUE - MARKET		2,250,000
TOTAL MARKET VALUE		6,604,416
SOH/AGL Deduction		2,141,960
ASSESSED VALUE		4,462,456
TOTAL EXEMPTION VALUE	12	4,462,456
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,604,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,505,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0032/0103	10/05/1915	FJ	Q	V	03	100

GRANTOR: STATE OF FLORIDA
GRANTEE: UNITED STATES OF AM

BUILDING NOTES

BUILDING DIMENSIONS

CLP=[YR=1993] W23 BAS=[YR=1993] W2 CAN=[YR=1993] N6 W12 S6 E12 $ W58 S97 E60 N97 $ S25 E23 N25 $ PTR= E15 FUS=[YR=1993] E60 S97 W60 N97 $ W15 $ PTR= E90 FUS=[YR=1993] E60 S97 W60 N97 $ W90 $ PTR= N15 FBM=[YR=1993] N97 W60 S97 E60 $ S15 $.

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	0819	CONC 12"	0	0	31	12	372.00	SF	9.50	9.50	100	1910	1910	3	20	707	
2	0819	CONC 12"	0	0	12	20	240.00	SF	9.50	9.50	100	1910	1910	3	20	456	
3	0819	CONC 12"	0	0	5	40	200.00	SF	9.50	9.50	100	1910	1910	3	20	380	
4	0819	CONC 12"	0	0	5	25	125.00	SF	9.50	9.50	100	1910	1910	3	20	238	
5	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	1980	1980	3	20	250	
6	0803	ASPHALT C	0	0	0	0	7,220.00	SF	2.00	2.00	100	1980	1980	3	50	7,220	

LAND DESCRIPTION

TOTAL OB/XF 9,251

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	008800	C	FEDERAL	0		C-3	100.00	150.00	18,000.00	SF		1.00	1.00	1.00	125.00	125.00	2,250,000							

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 2,250,000 Market: 0 Agricultural: 0 Common: 2,250,000 PRINTED 07/30/2025 BY SYS