BLOCK 29 S1/2 OF LOT 6 &
S1/2 OF W1/2 OF LOT 7
CITY OF FDNA BEACH

BFERNANDINA LLC
1213 GRINNELL ST
KEY WEST, FL 33040

2025

00-00-31-1800-0029-0063

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C 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

30 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,431
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	230,431
SOH/AGL Deduction	33,893
ASSESSED VALUE	196,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,538
TOTAL JUST VALUE	230,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0350	SFR 2154 COND	500,000	07/22/2024
20210227	XFOB	0	08/04/2021
2024-0350			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2797/1975	6/30/2025	WD	Q	I	01	1,339,000
GRANTOR: KEMP C TODD LIVING TR						
GRANTEE: BFERNANDINA LLC						
2363/1479	5/27/2020	SW	Q	I	05	725,000
GRANTOR: COASTAL NEWSPAPERS LL						
GRANTEE: KEMP C TODD LIV TRU						

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	4,288.00	SF	2.00	2.00	100	1997	1997	3	50	4,288	
2	0422	CL FNC 4'	0	0	0	0	175.00	LF	15.00	15.00	100	1997	1997	3	39	1,024	
3	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1997	1997	3	79	119	

LAND DESCRIPTION

TOTAL OB/XF 5,431

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	001001	C	V CM/XFOBT	0	0003	C-3	0.00	0.00	3,750.00	SF		1.00	1.00	1.00	60.00	60.00	225,000							

REVIEW DATE 06/17/2025 BY HS Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS