BLOCK 53 N25 FT OF LOT 6 &
S75 FT OF LOT 7
CITY OF FDNA BEACH

3GO LLC/
96112 NORTHSHORE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0053-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

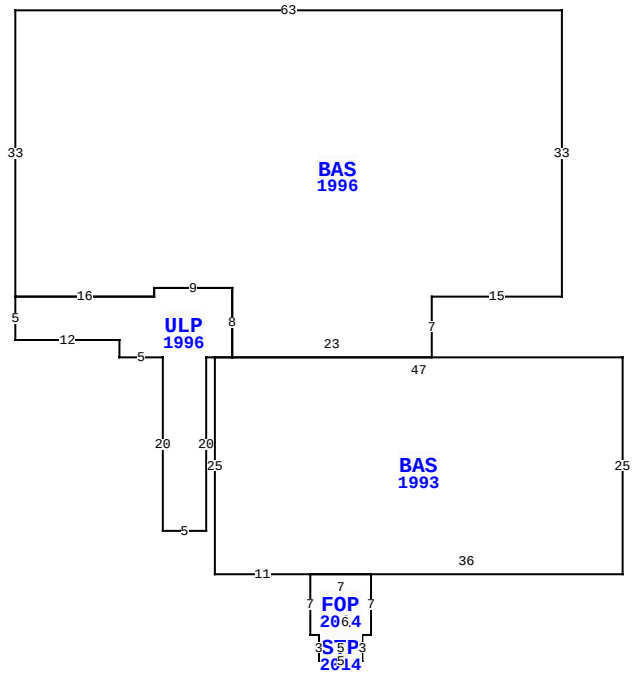
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1993	1,175	48,673
BAS	2,231	100	1996	2,231	92,417
FOP	49	30	2014	15	621
STP	15	10	2014	2	83
ULP	260	15	1996	39	1,616
TOTALS	3,730			3,462	143,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	3,462	98.2800	138.08	478,033	1971	1980	0	0	0	70.00	30.00

1 OFFICE – 0% - 2023 Heated Area: 3406 HX Base Yr



11 S 11TH ST, FERNANDINA BEACH

BLD DATE	06/17/2021	KK	LGL DATE	
XF DATE	06/17/2021	KK	LAND DATE	04/15/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	143,410
TOTAL MARKET OB/XF VALUE	3,205
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	446,615
SOH/AGL Deduction	68,474
ASSESSED VALUE	378,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	378,141
TOTAL JUST VALUE	446,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142152	REPAIR/RRF	2,400	10/06/2014
20141357	REPAIR/RRF	12,000	06/24/2014
20141356	PRCH ADD	6,000	06/24/2014
20040906	XFOB	1,000	05/17/2004
972390	XFOB	2,430	01/01/1997
B969656	NEW CONSTR	80,362	03/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1892	5/24/2022	QC	U	I	11	100
GRANTOR: SALA & ASSOCIATES LLC						
GRANTEE: 3GO LLC						
2178/1618	2/16/2018	QC	U	V	11	100
GRANTOR: 11TH STREET LLC						
GRANTEE: SALA & ASSOCIATES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W63 S33 ULP=[YR=1996] S5 E12 S2 E5 S20 E5 N20 E1 BAS=[YR=1993] S25 E11 FOP=[YR=2014] S7 E1 STP=[YR=2014] S3 E5 N3 W5$ E6 N7 W7 $ E36 N25 W47$ E2 N8 W9 S1 W16 $ E16 N1 E9 S8 E23 N7 E15 N33$.

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	15	4	60.00	SF	6.50	6.50	100	1971	1971	3	21	82	
2	0810	CONCRETE A	0	0	0	0	188.00	SF	6.50	6.50	100	1996	1996	3	70	855	
3	0819	CONC 12"	0	0	0	0	55.00	SF	9.50	9.50	100	1996	1996	3	70	366	
4	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	1996	1996	3	70	232	
5	0446	BOX FNC 6'	0	0	0	0	124.00	LF	20.00	20.00	100	1998	1998	3	20	496	
6	0446	BOX FNC 6'	0	0	0	0	119.00	LF	25.00	25.00	100	2004	2004	3	21	625	
7	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2004	2004	3	61	549	

LAND DESCRIPTION

TOTAL OB/XF 3,205

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	001700	C	1STORY OFF	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000							

REVIEW DATE 06/17/2021 BY KK Total Acres: 0.23 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS