BLOCK 137 LOTS 8 9
OR 101/199
CITY OF FDNA BEACH

FORT CLINCH LOCAL 415
P O BOX 15572
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0137-0080

BUILDING CHARACTERISTICS

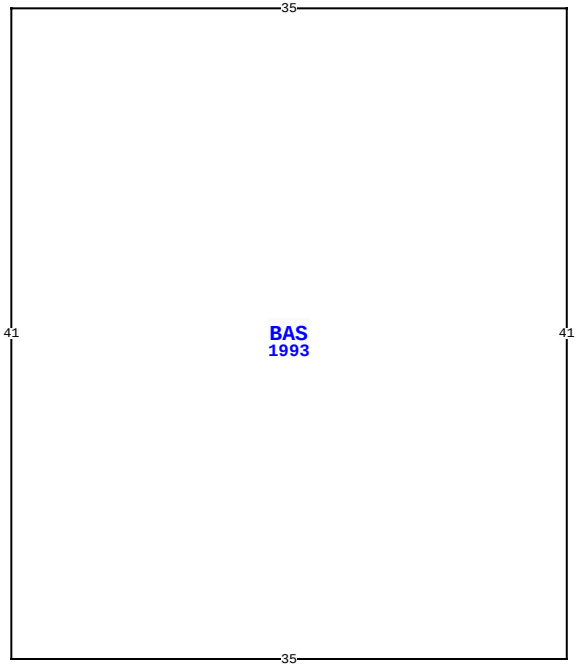
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		7 100
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	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,435	100	1993	1,435	105,374
TOTALS	1,435			1,435	105,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,435	95.7600	104.38	149,785	1981	1981	0	0	0	29.65	70.35

1 CLUB HOUSE – 0% - 0 Heated Area: 1435 HX Base Yr



429 S 6TH ST, FERNANDINA BEACH

BLD DATE	11/14/2017 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 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		105,374
TOTAL MARKET OB/XF VALUE		1,897
TOTAL LAND VALUE - MARKET		297,500
TOTAL MARKET VALUE		404,771
SOH/AGL Deduction		164,849
ASSESSED VALUE		239,922
TOTAL EXEMPTION VALUE	10	239,922
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		404,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S41 E35 N41$.

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	17	6	102.00	SF	6.50	6.50	100	1981	1981	3	32.5	215	
2	0812	CONCRETE C	0	0	38	32	1,216.00	SF	4.00	4.00	100	1981	1981	3	32.5	1,581	
3	0810	CONCRETE A	0	0	12	4	48.00	SF	6.50	6.50	100	1981	1981	3	32.5	101	

LAND DESCRIPTION

TOTAL OB/XF 1,897

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	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	297,500							

REVIEW DATE 08/01/2022 BY HSA Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 07/30/2025 BY SYS